

Thornton Tomasetti

Building Solutions

Project

The Consumers Building
220 South State Street
Chicago, Illinois

2021 Critical Examination Report – Record Documents

TT Project No. C20178.00

Prepared For

United States General Services Administration
Great Lakes Region 5

General Services Administration
230 South Dearborn Street
Chicago, Illinois 60604

Prepared By

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December 13, 2021

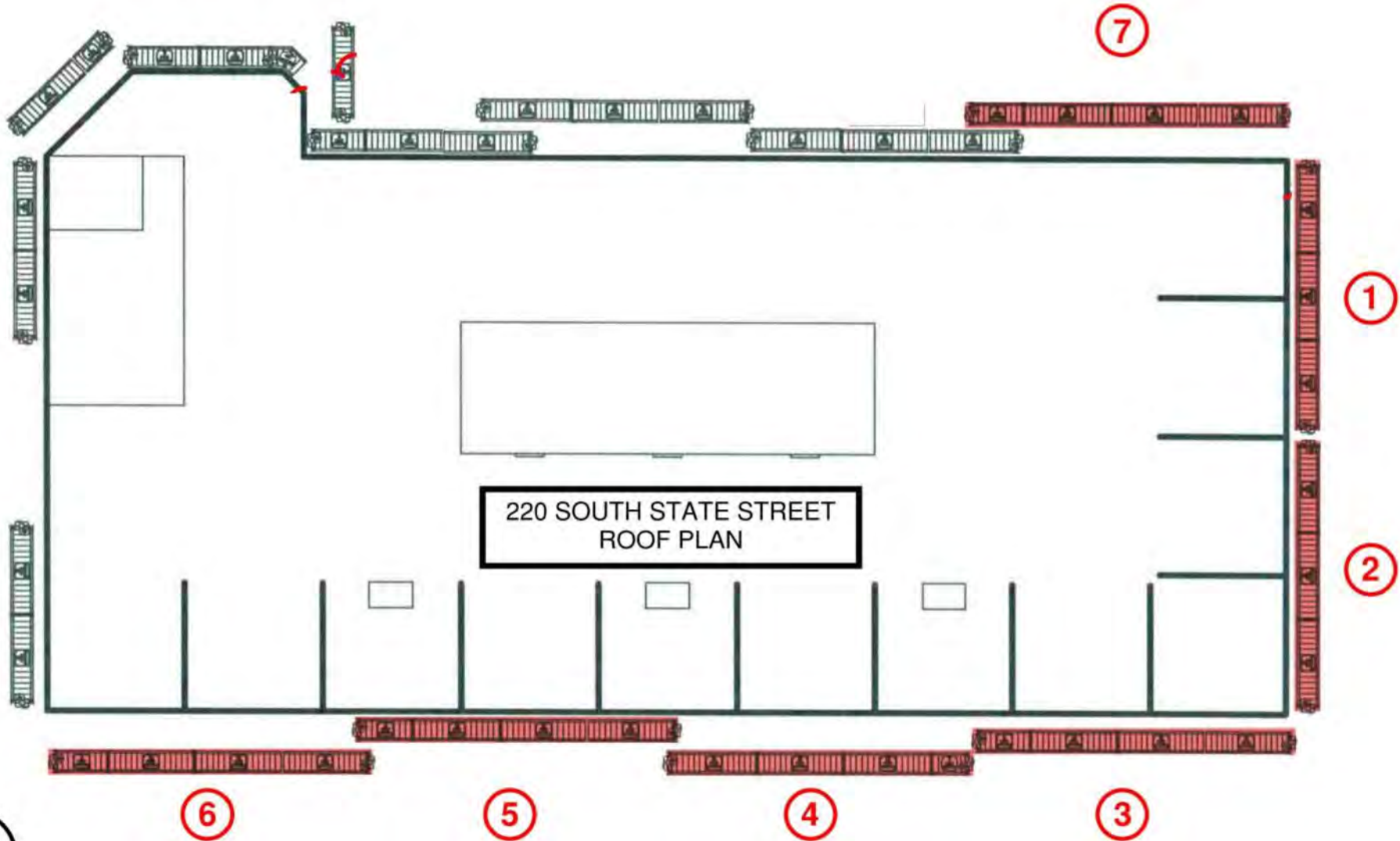


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Recommendations

Note: Critical Examination Report is under separate cover.

Appendix A – Pt. 1: Drop Plans and Temporary Stabilization Recommendations



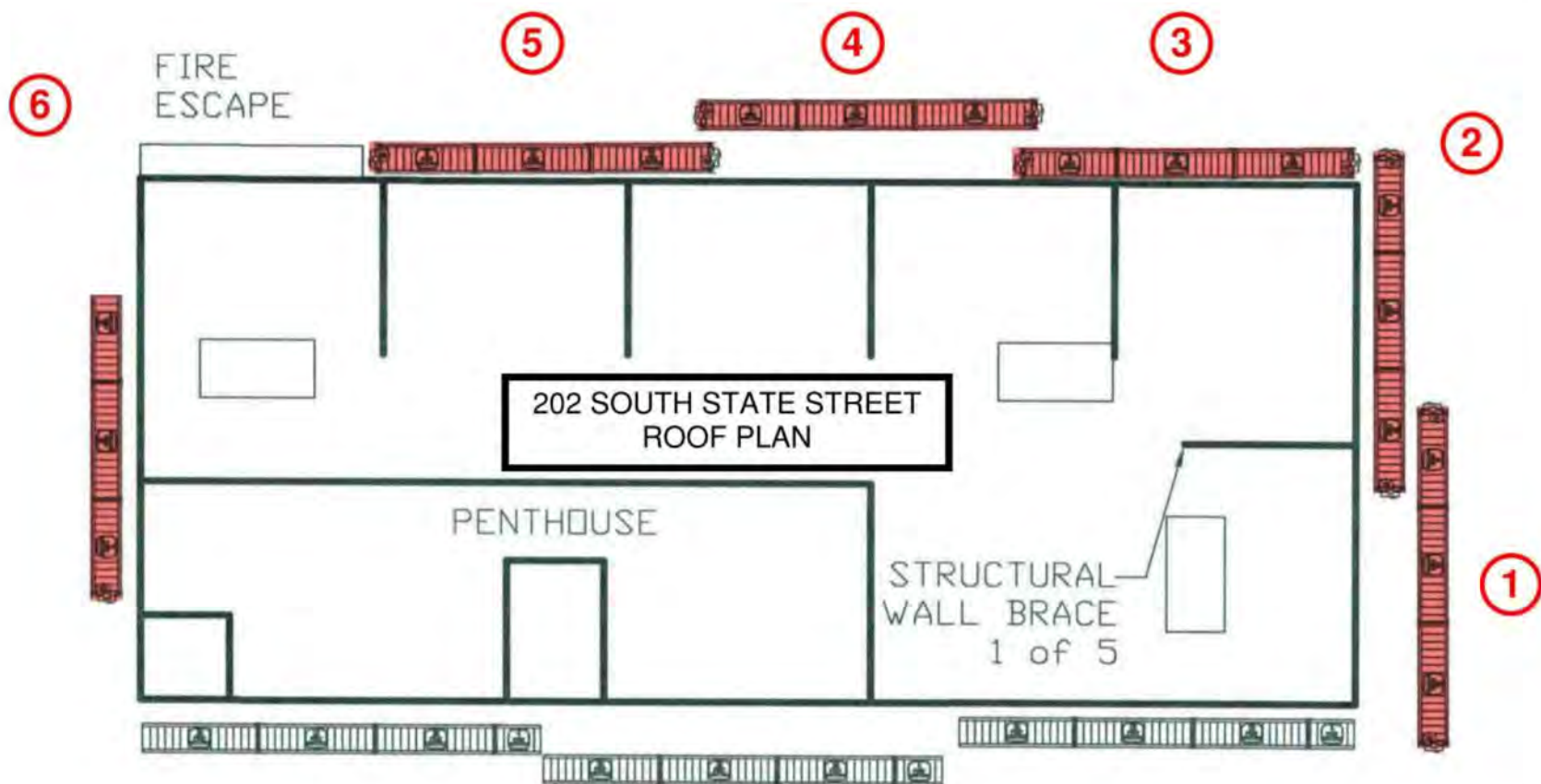
220 SOUTH STATE STREET
ROOF PLAN

DRAWING MUST BE REVIEWED IN COLOR

Thornton Tomasetti
BY: GH DATE: 08/12/2020

PROJECT: 2020 CRITICAL EXAMINATION, 220 AND 220 SOUTH STATE STREET
SUBJECT: PROPOSED DROP PLAN
REFERENCE:

SSK-001



202 SOUTH STATE STREET
ROOF PLAN

PENTHOUSE

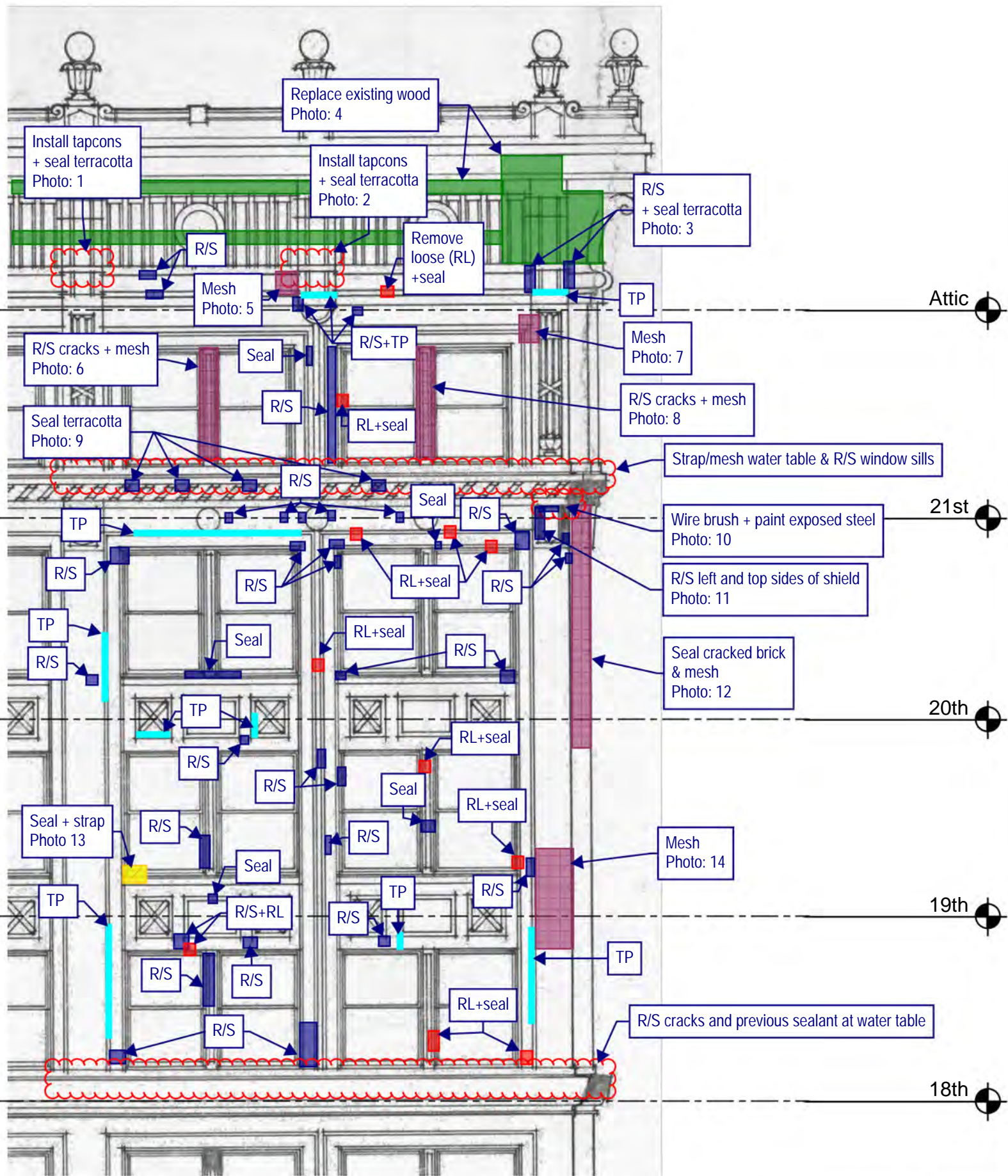
STRUCTURAL
WALL BRACE
1 of 5

DRAWING MUST BE REVIEWED IN COLOR

Thornton Tomasetti
BY: GH DATE: 08/12/2020

PROJECT: 2020 UTH STATE STREET
SUBJECT: PROPOSED DROP PLAN
REFERENCE:

SSK-002

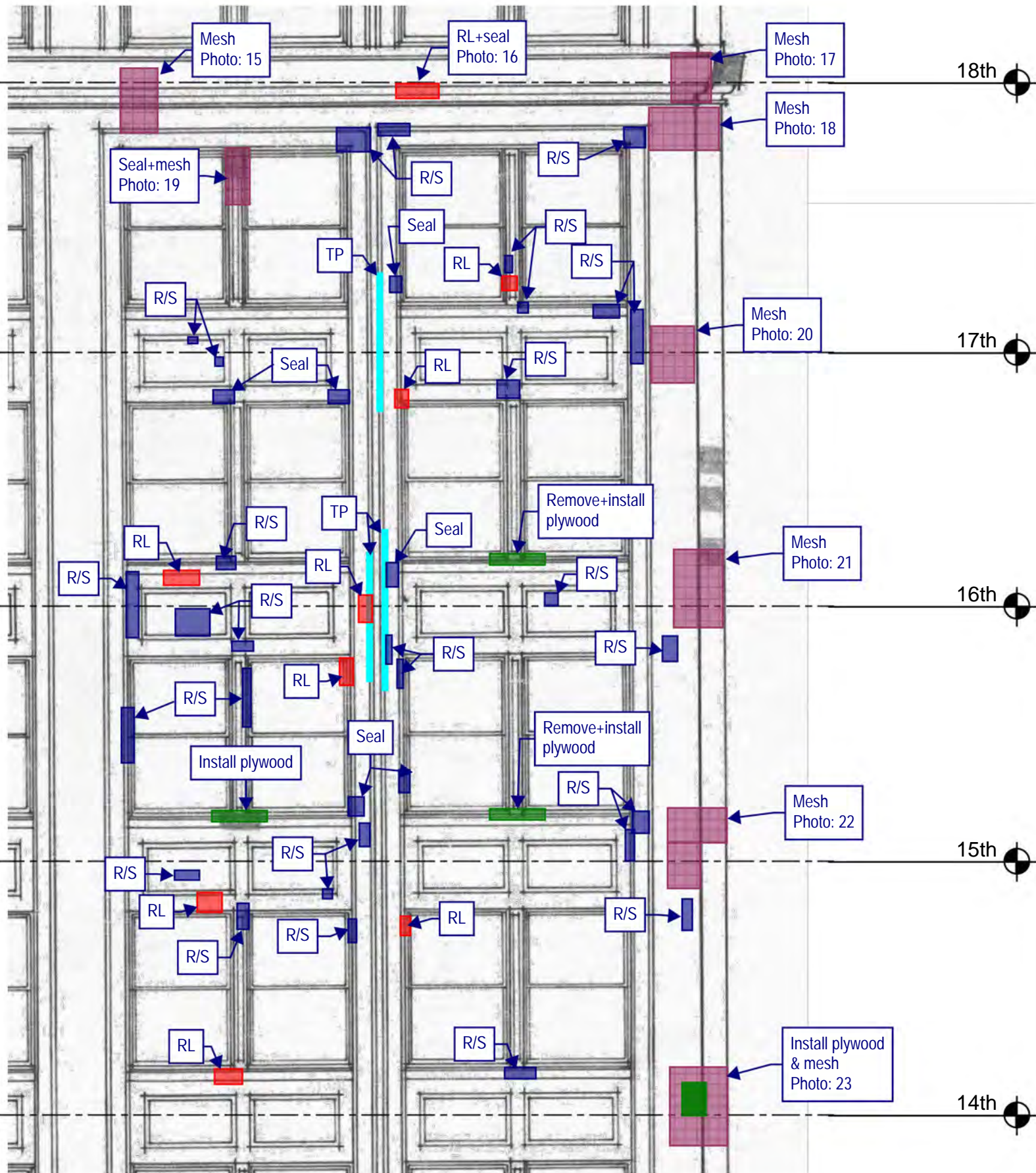


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**220 SOUTH STATE STREET
 CHICAGO, IL**

2020 TEMPORARY STABILIZATION REPAIRS
 PROJECT: C20178 DATE: SCALE: N.T.S.

No.1	DROP 4 - EAST ELEVATION	4/12/21	DRAWING No.
No.2			
No.3			
No.4			E-7
No.5			



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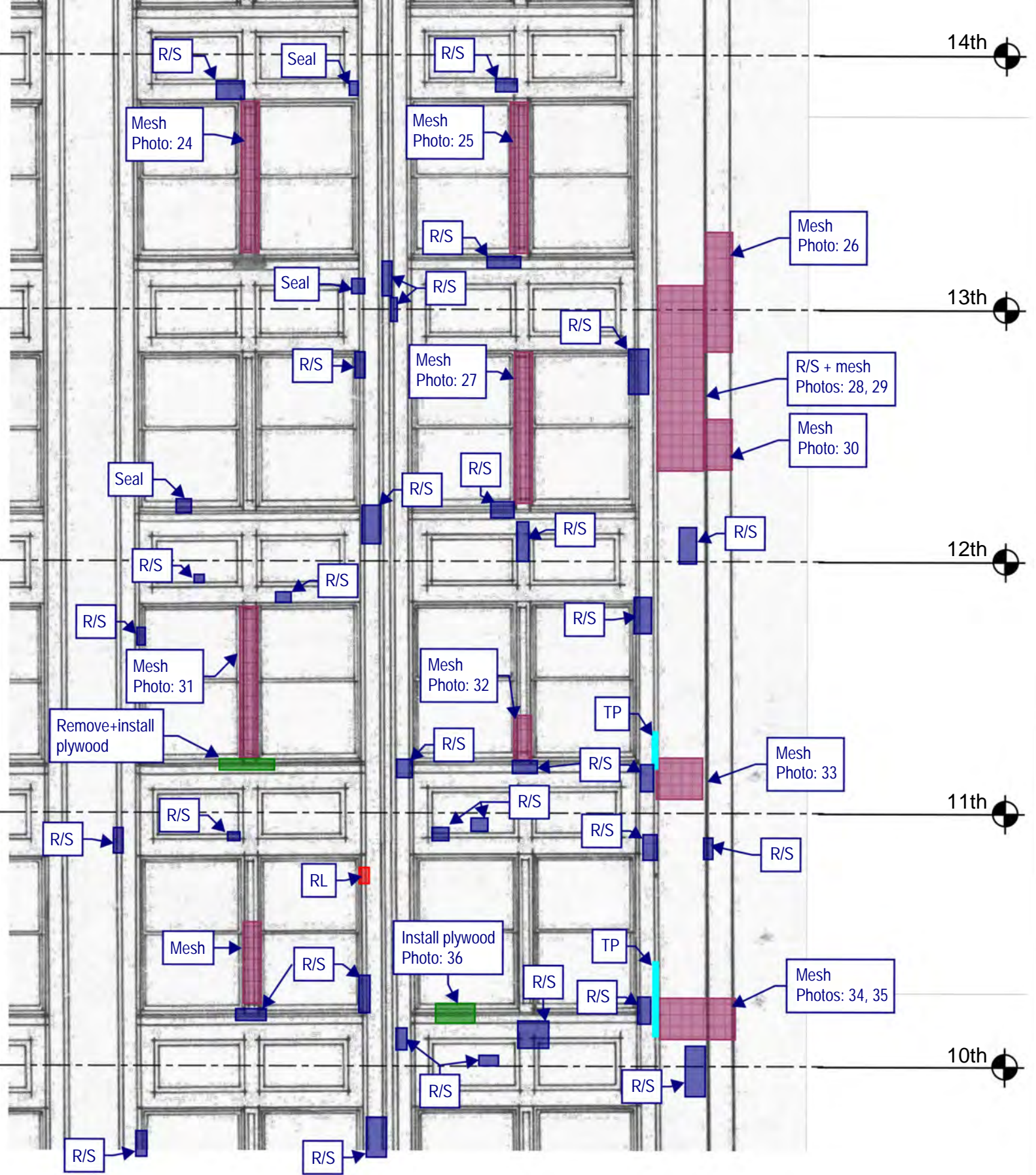
**220 SOUTH STATE STREET
 CHICAGO, IL**

2020 TEMPORARY STABILIZATION REPAIRS
 PROJECT: C20178 DATE: SCALE: N.T.S.

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No.3		
No.4		
No.5		

DRAWING No.

E-8

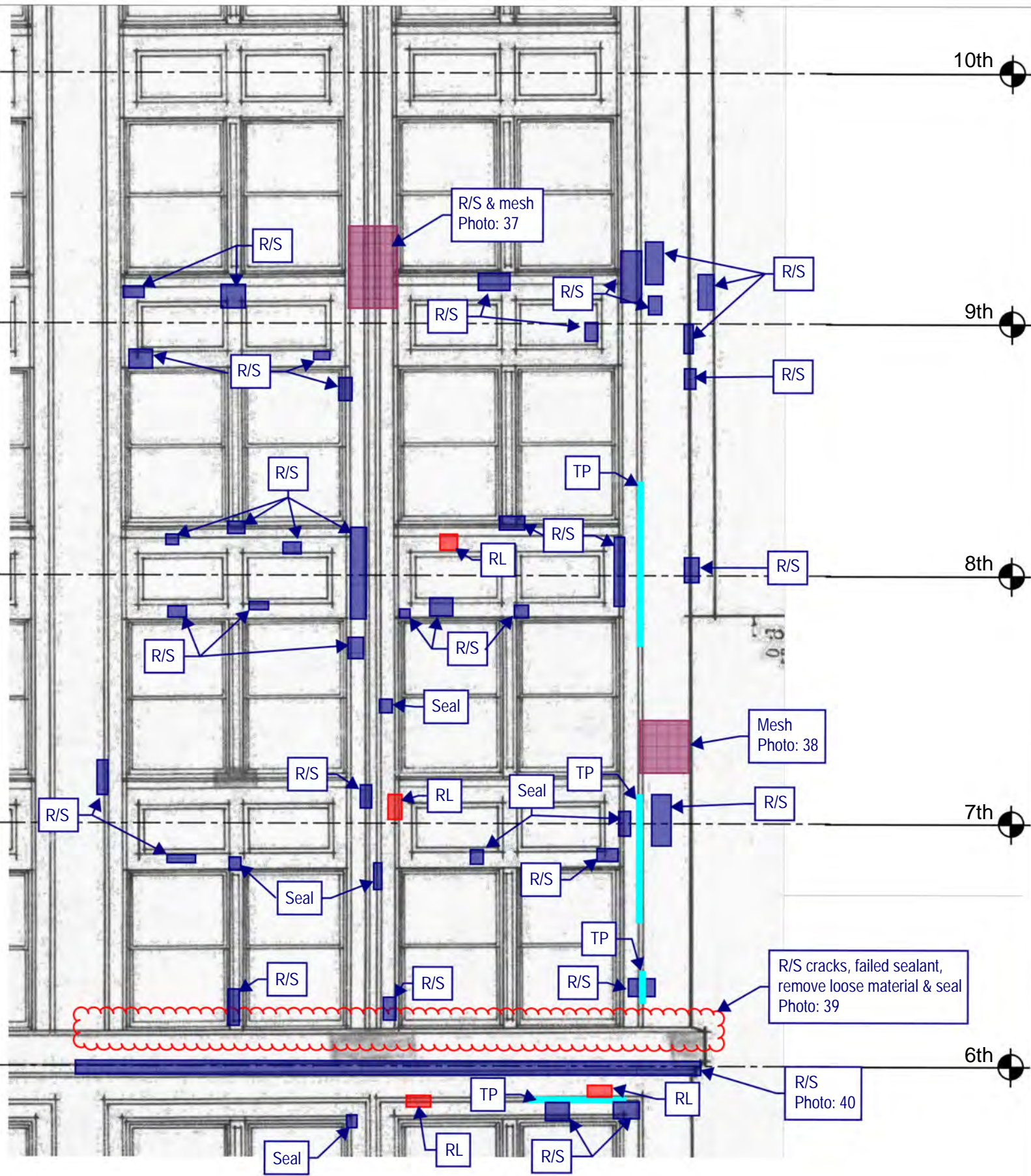


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**220 SOUTH STATE STREET
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2020 TEMPORARY STABILIZATION REPAIRS
 PROJECT: C20178 DATE: SCALE: N.T.S.

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No.4			
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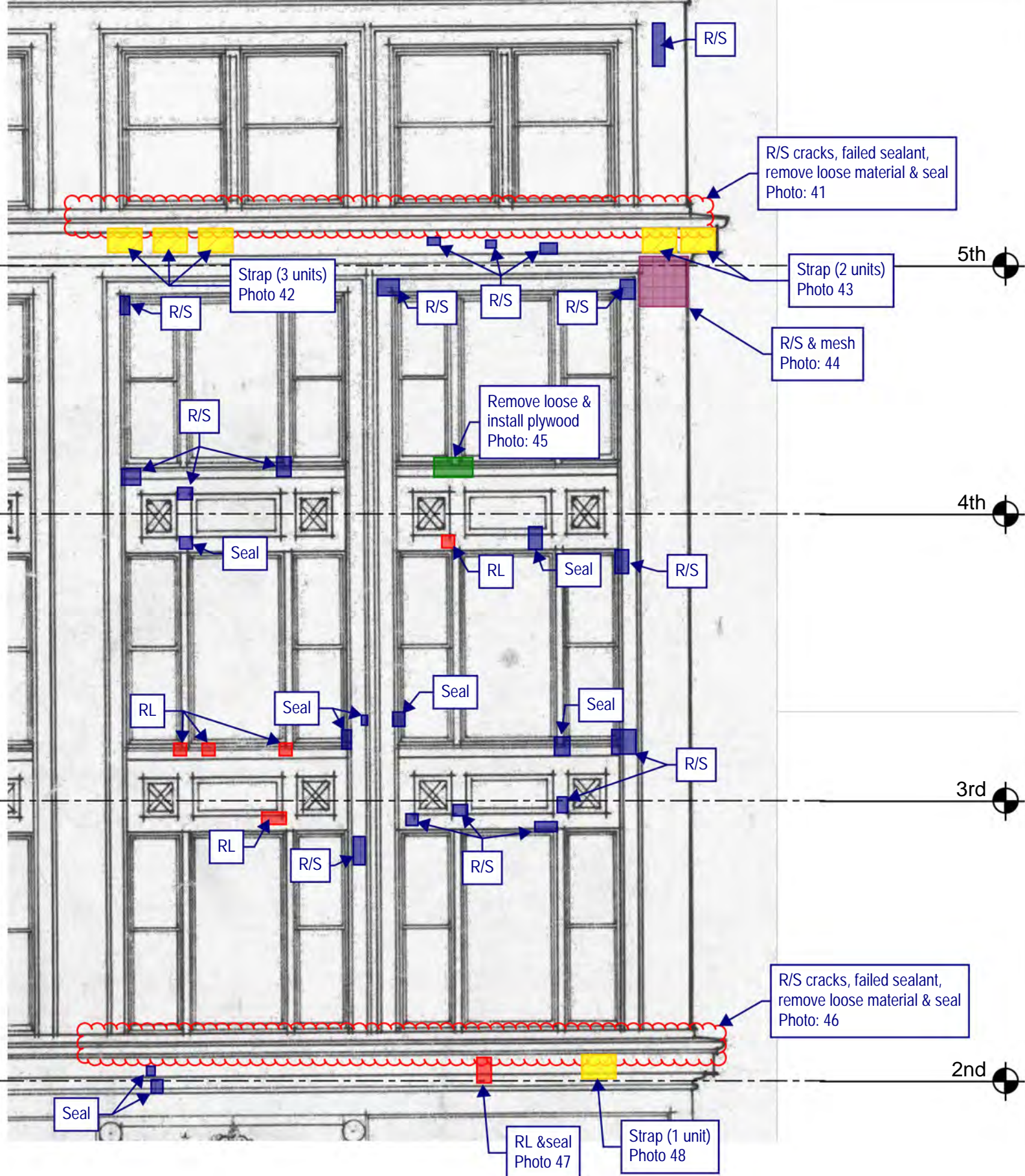


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**220 SOUTH STATE STREET
 CHICAGO, IL**

2020 TEMPORARY STABILIZATION REPAIRS
 PROJECT: C20178 DATE: SCALE: N.T.S.

No.1	DROP 1 - EAST ELEVATION	4/12/21	DRAWING No. E-10
No.2			
No.3			
No.4			
No.5			



R/S cracks, failed sealant, remove loose material & seal
Photo: 41

Strap (3 units)
Photo 42

Strap (2 units)
Photo 43

R/S & mesh
Photo: 44

Remove loose & install plywood
Photo: 45

R/S cracks, failed sealant, remove loose material & seal
Photo: 46

RL & seal
Photo 47

Strap (1 unit)
Photo 48

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**220 SOUTH STATE STREET
CHICAGO, IL**

2020 TEMPORARY STABILIZATION REPAIRS
PROJECT: C20178 DATE: SCALE: N.T.S.

No.1 DROP 1 - EAST ELEVATION

No.2

No.3

No.4

No.5

4/12/21

DRAWING No.

E-11

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TEMPORARY STABILIZATION REPAIR RECOMMENDATION LEGEND



Rout and seal crack(s) with sealant. Color to be selected by GSA.



Remove loose material. Rout and seal associated crack(s), joints, and other exposed material (i.e. terra cotta clay body) with sealant. Color to be selected by GSA.



Remove loose material. Install plywood to cover opening with stainless steel anchors at 16" on center, 3" embedment (minimum) into sound mortar joints or sound masonry only if sound mortar joint is not present. Paint plywood in accordance with GSA specifications. Seal all joints between plywood units and upfacing and vertical joints between masonry and plywood with sealant. Colors to be selected by GSA.



Install 1/4" diameter stainless steel threaded rod, with nut and washer, set in epoxy into sound masonry backup, 3" embedment (minimum) [PIN(#) denotes number of pins]. Rout and seal associated crack(s) and seal pin embedment with sealant. Color to be selected by GSA.



Install stainless steel strap [STRAP(#) denotes number of straps], 1-inch wide stainless steel strap. Install 4 (minimum) 3/16" diameter stainless steel Tapcon anchors per strap, 2.75" long into sound mortar joint or sound masonry only if sound mortar joint is not present. Rout and seal associated crack(s) and seal anchor embedment with sealant. Color to be selected by GSA.



Install stainless steel wire mesh, type 304, 4x4 per inch, 0.047" wire diameter, with 1/4" diameter stainless steel threaded rod, with nut and washer, set in epoxy at 12" on center, 3" embedment (minimum) into sound mortar joints or into wood furring strips anchored with stainless steel 12" on center installed into sound mortar joints.



Replace cracked glass.



Grind and tuckpoint mortar joint.

GENERAL NOTES:

Repair locations shown on elevation are approximate. Refer to photo for actual location. Do not damage adjacent masonry.

Refer to Recommended Temporary Stabilization Repair Products Memorandum #01, dated October 13, 2020, for repair product information.

All work shall be performed in accordance with U.S. Department of the Interior Standards for the Treatment of Historic Properties, Brick Industry Association Technical Notes, and all other current applicable guidelines.

All drawings shall be viewed in color.

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PROJECT: 202&220 S STATE STREET, CHICAGO, IL

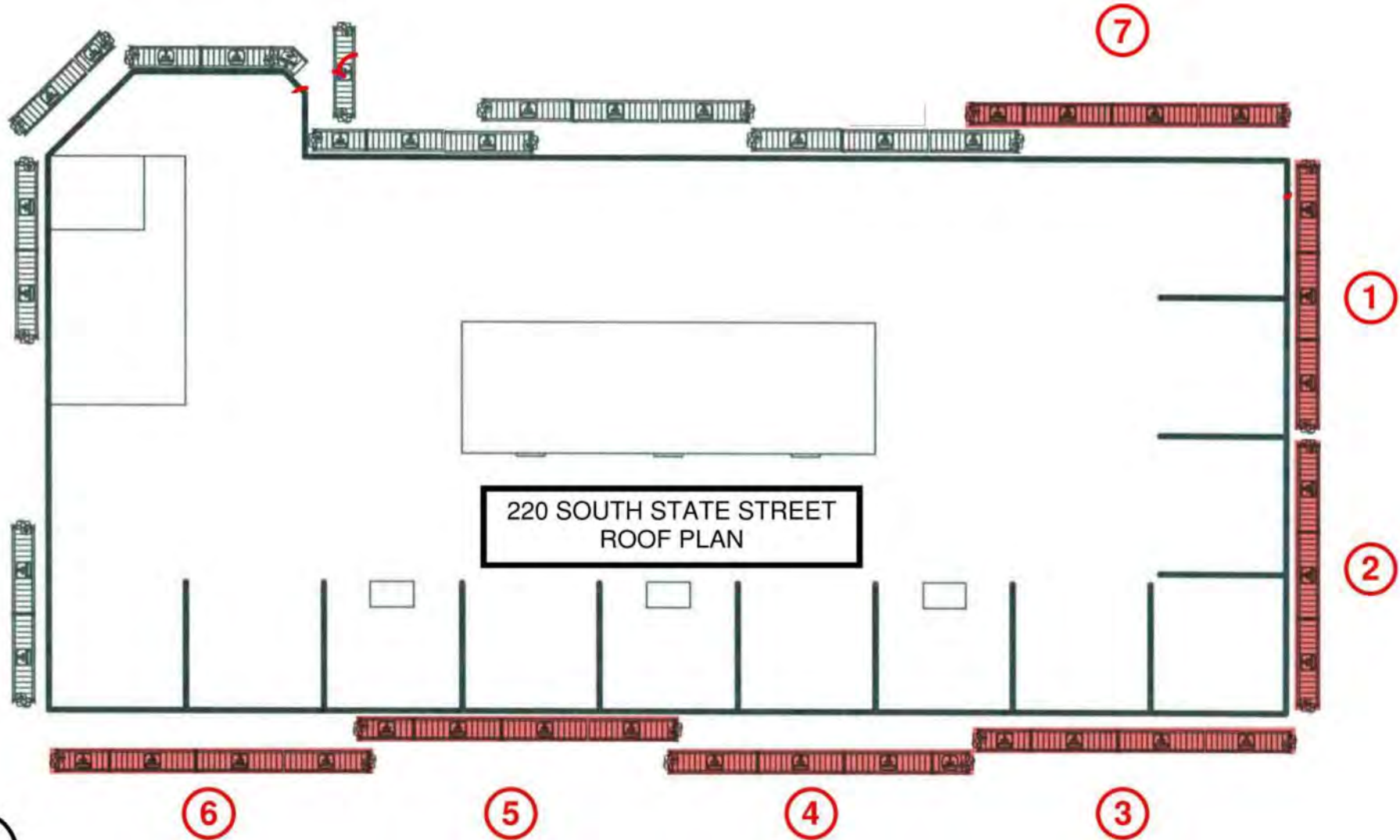
SUBJECT: 2020 TEMPORARY STABILIZATION RPR

REFERENCE: C20178.00

BY: TT

DATE: 11/13/2020

LEGEND-01



DRAWING MUST BE REVIEWED IN COLOR

Thornton Tomasetti

PROJECT: 2020 CRITICAL EXAMINATION, 220 AND 220 SOUTH STATE STREET

SUBJECT: PROPOSED DROP PLAN

REFERENCE:

BY: GH

DATE: 08/12/2020

SSK-001



Photo 1: Install tapcons + seal terracotta



Photo 2: Install tapcons + seal terracotta



Photo 3: R/S + seal terracotta



Photo 4: Replace existing wood



Photo 5: Mesh

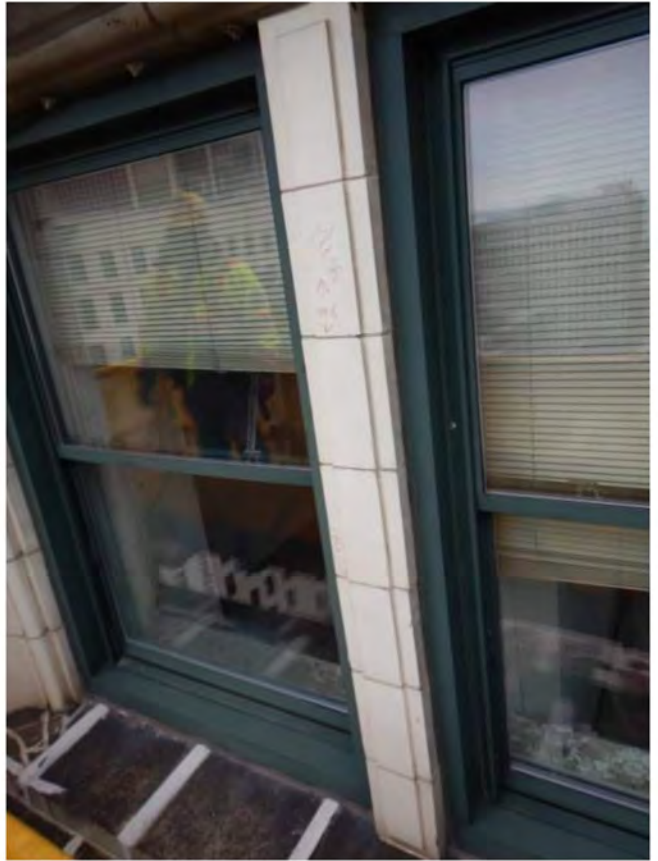


Photo 6: R/S cracks + mesh



Photo 7: Mesh



Photo 8: R/S cracks + mesh



Photo 9: Seal terracotta



Photo 10: Wire brush + paint exposed steel



Photo 11: R/S left and top sides of shield



Photo 12: Seal cracked brick & mesh



Photo 13: Seal + strap



Photo 14: Mesh



Photo 15: Mesh



Photo 16: RL+seal



Photo 17: Mesh



Photo 18: Mesh



Photo 19: Seal + mesh



Photo 20: Mesh



Photo 21: Mesh



Photo 22: Mesh



Photo 23: Install plywood & mesh



Photo 24: Mesh



Photo 25: Mesh



Photo 26: Mesh



Photo 27: Mesh



Photo 28: Mesh



Photo 29: Mesh



Photo 30: Mesh



Photo 31: Mesh



Photo 32: Mesh



Photo 33: Mesh



Photo 34: Mesh



Photo 35: Mesh



Photo 36: Install plywood



Photo 37: R/S & mesh



Photo 38: Mesh



Photo 39: R/S cracks, failed sealant, remove loose material & seal



Photo 40: R/S



Photo 41: R/S cracks, failed sealant, remove loose material & seal



Photo 42: Strap (3 units)



Photo 43: Strap (2 units)



Photo 44: R/S & mesh



Photo 45: Remove loose & install plywood



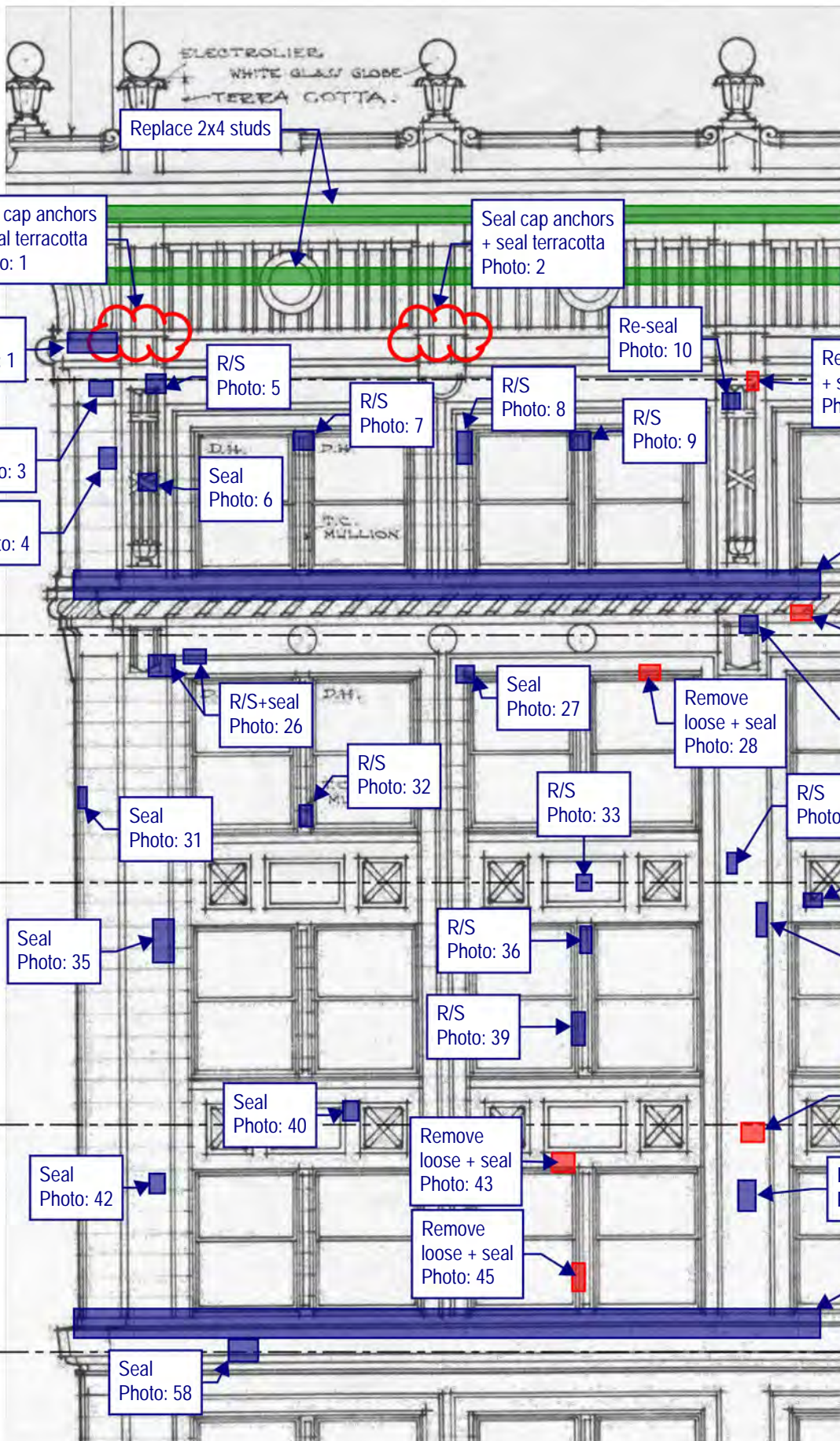
Photo 46: R/S cracks, failed sealant, remove loose material & seal



Photo 47: Remove loose & seal



Photo 48: Strap (1 unit)



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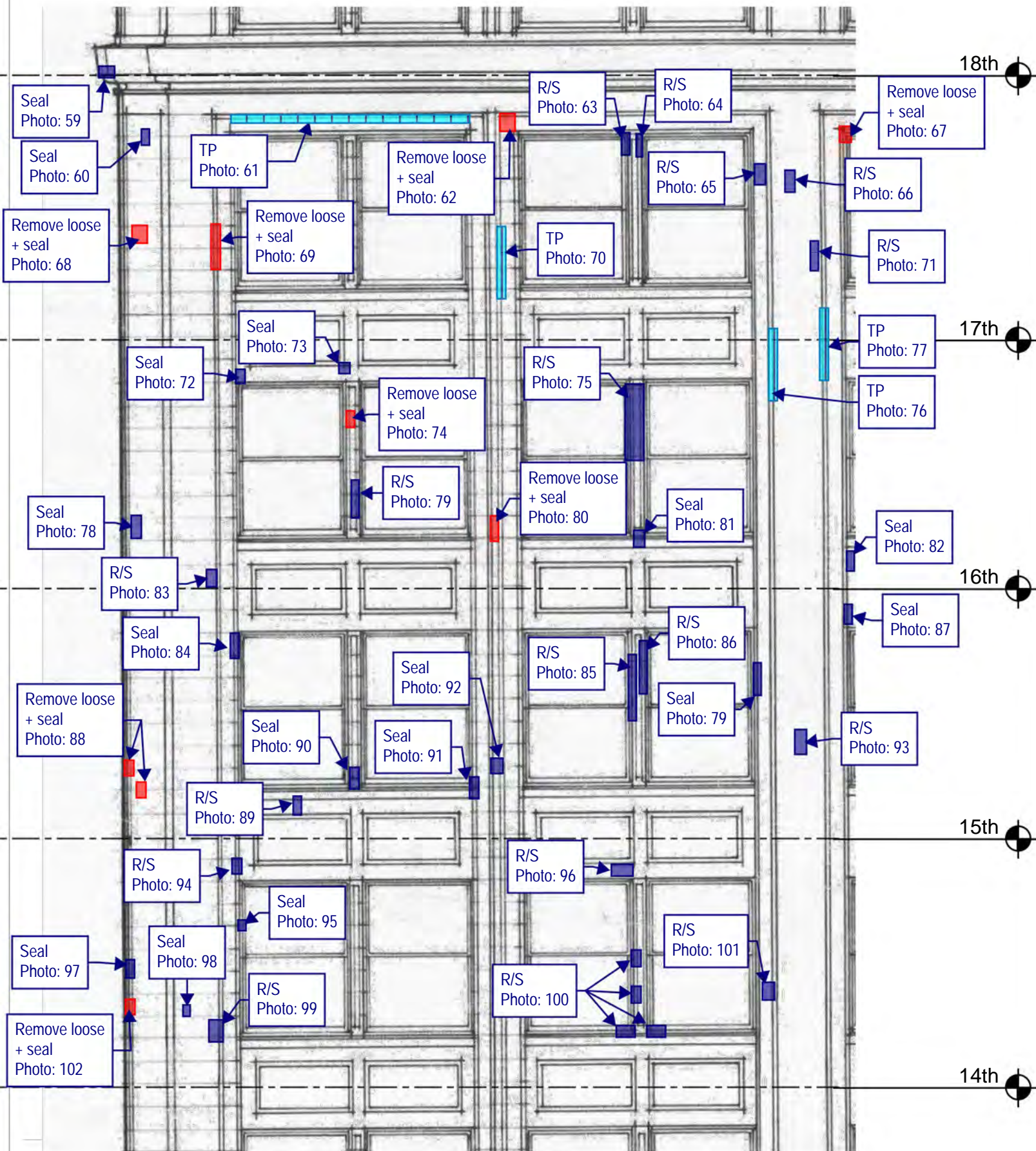
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**220 SOUTH STATE STREET
 CHICAGO, IL**

2020 TEMPORARY STABILIZATION REPAIRS
 PROJECT: C20178 DATE: SCALE: N.T.S.

No.1	DROP 2 - EAST ELEVATION	12/16/20	DRAWING No.
No.2			
No.3			
No.4			
No.5			

E-1



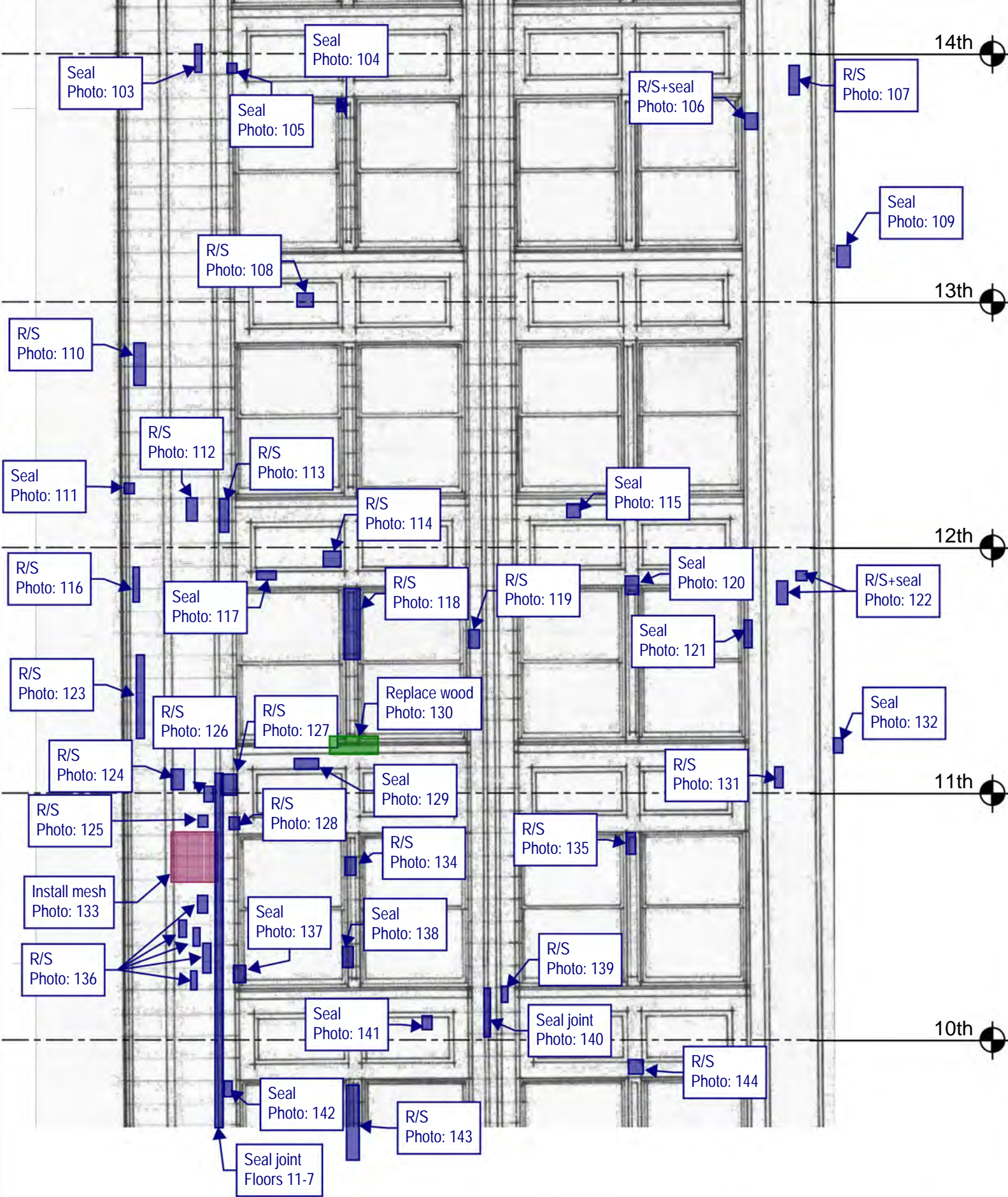
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No.1	DROP 2 - EAST ELEVATION	12/16/20	DRAWING No.
No.2			
No.3			
No.4			
No.5			



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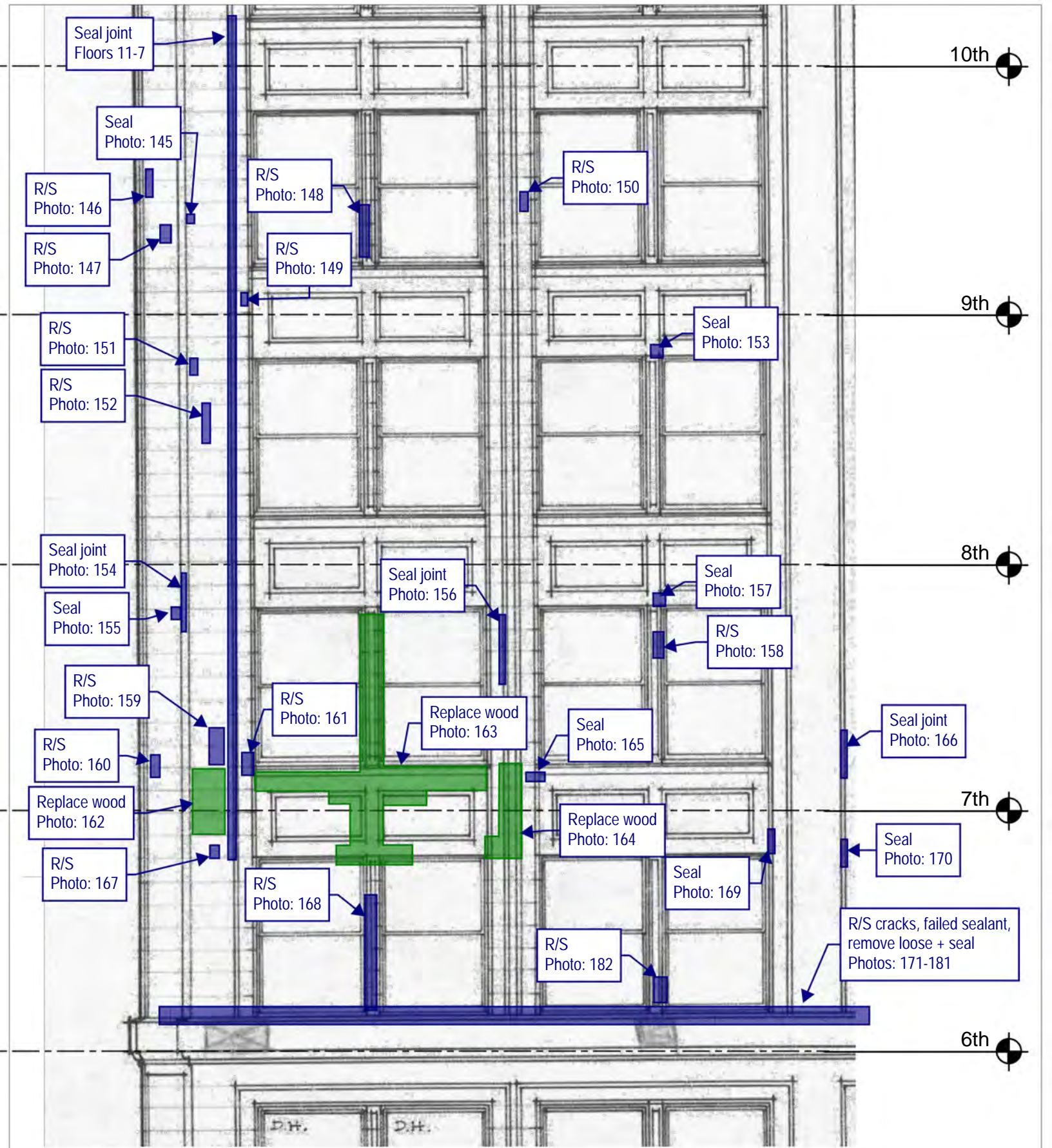
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No.1	DROP 2 - EAST ELEVATION	12/16/20	DRAWING No.
No.2			
No.3			
No.4			
No.5			

E-3



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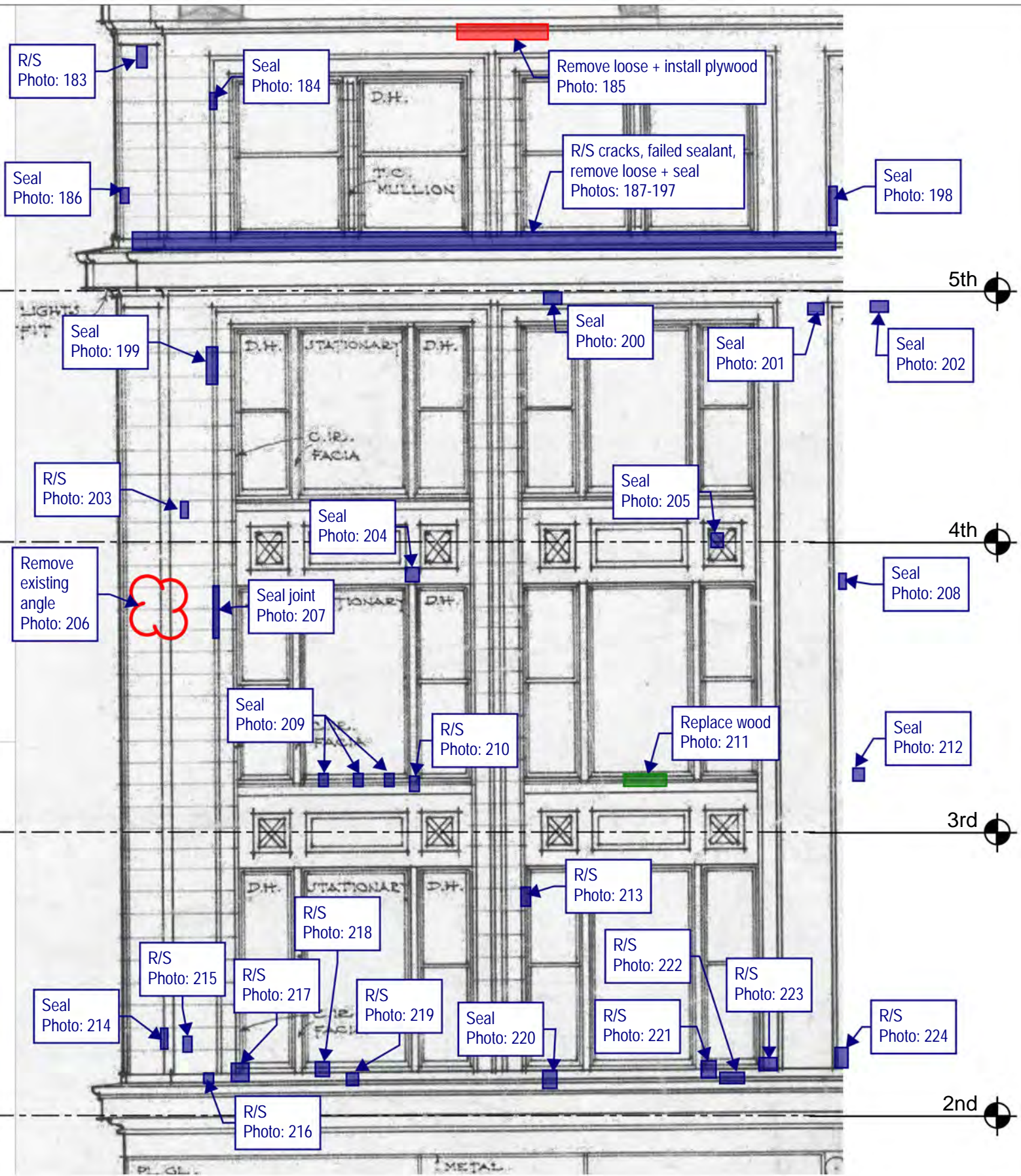
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No.1	DROP 2 - EAST ELEVATION	12/16/20	DRAWING No.
No.2			
No.3			
No.4			
No.5			

E-4



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No.2			
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E-5

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PROJECT: 202&220 S STATE STREET, CHICAGO, IL

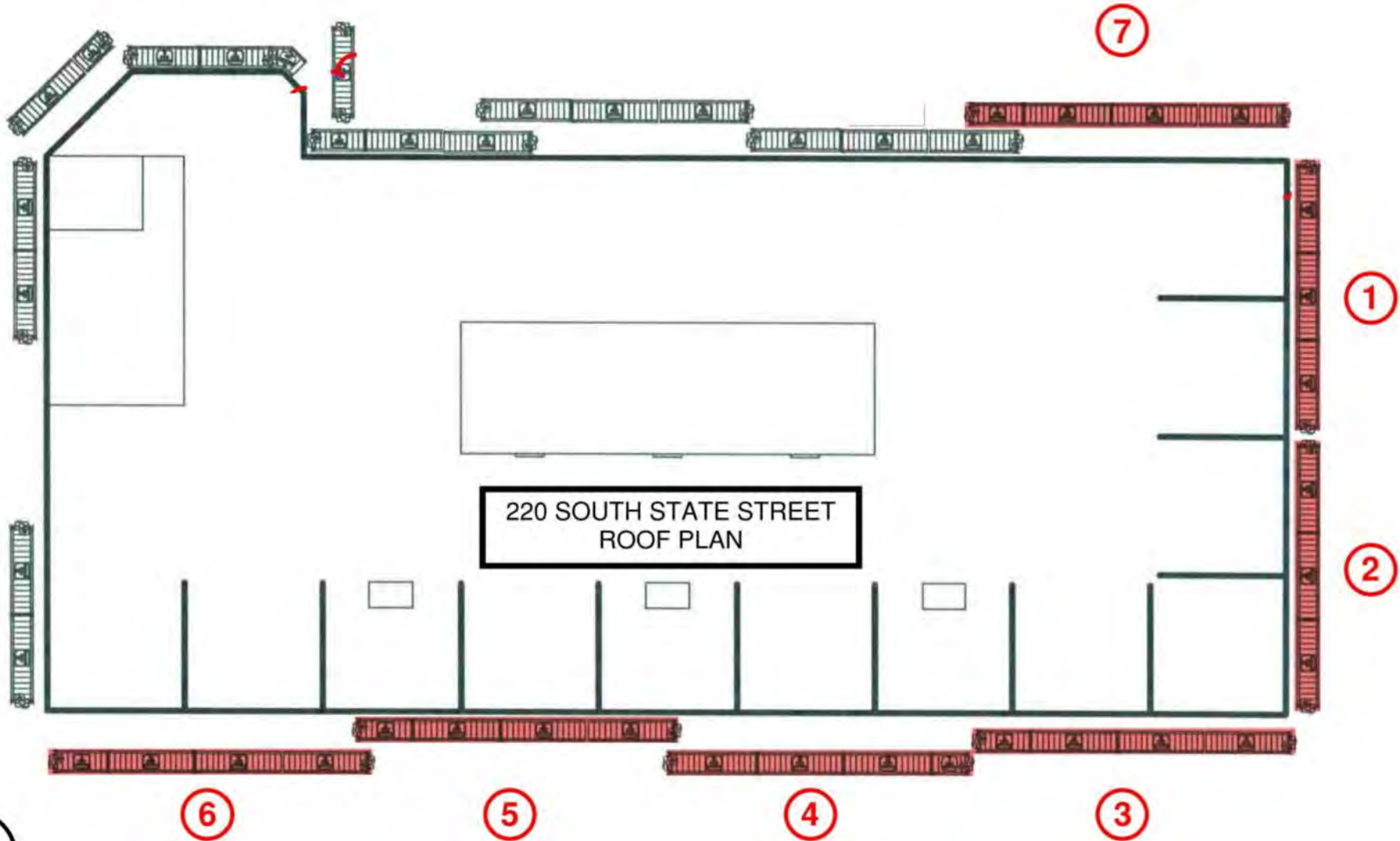
SUBJECT: 2020 TEMPORARY STABILIZATION RPR

REFERENCE: C20178.00

BY: TT

DATE: 11/13/2020

LEGEND-01



220 SOUTH STATE STREET
ROOF PLAN

DRAWING MUST BE REVIEWED IN COLOR

Thornton Tomasetti
BY: GH DATE: 08/12/2020

PROJECT: 2020 CRITICAL EXAMINATION, 220 AND 220 SOUTH STATE STREET
SUBJECT: PROPOSED DROP PLAN
REFERENCE:

SSK-001



Photo 1: Seal cap anchors + seal terracotta + R/S



Photo 2: Seal cap anchors + seal terracotta



Photo 3: Seal



Photo 4: Seal



Photo 5: R/S



Photo 6: Seal



Photo 7: R/S



Photo 8: R/S



Photo 9: R/S



Photo 10: Re-seal



Photo 11: Remove loose + seal



Photo 12: R/S cracks, failed sealant, remove loose + seal



Photo 13: R/S cracks, failed sealant, remove loose + seal



Photo 14: R/S cracks, failed sealant, remove loose + seal



Photo 15: R/S cracks, failed sealant, remove loose + seal



Photo 16: R/S cracks, failed sealant, remove loose + seal



Photo 17: R/S cracks, failed sealant, remove loose + seal



Photo 18: R/S cracks, failed sealant, remove loose + seal



Photo 19: R/S cracks, failed sealant, remove loose + seal



Photo 20: R/S cracks, failed sealant, remove loose + seal



Photo 21: R/S cracks, failed sealant, remove loose + seal



Photo 22: R/S cracks, failed sealant, remove loose + seal



Photo 23: R/S cracks, failed sealant, remove loose + seal



Photo 24: R/S cracks, failed sealant, remove loose + seal



Photo 25: R/S cracks, failed sealant, remove loose + seal

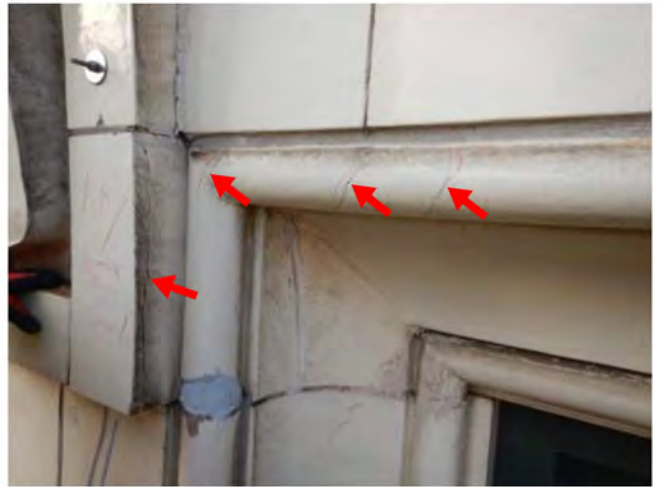


Photo 26: R/S+seal



Photo 27: Seal



Photo 28: Remove loose + seal



Photo 29: Remove loose + seal



Photo 30: Seal



Photo 31: Seal



Photo 32: R/S



Photo 33: R/S



Photo 34: R/S



Photo 35: Seal



Photo 36: R/S



Photo 37: R/S



Photo 38: Seal



Photo 39: R/S



Photo 40: Seal



Photo 41: Remove loose + seal



Photo 42: Seal



Photo 43: Remove loose + seal



Photo 44: R/S



Photo 45: Remove loose + seal



Photo 46: R/S cracks, failed sealant, remove loose + seal



Photo 47: R/S cracks, failed sealant, remove loose + seal



Photo 48: R/S cracks, failed sealant, remove loose + seal



Photo 49: R/S cracks, failed sealant, remove loose + seal



Photo 50: R/S cracks, failed sealant, remove loose + seal



Photo 51: R/S cracks, failed sealant, remove loose + seal

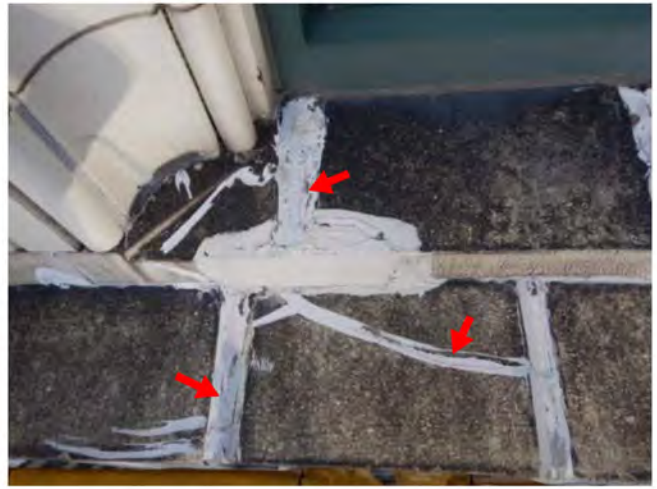


Photo 52: R/S cracks, failed sealant, remove loose + seal

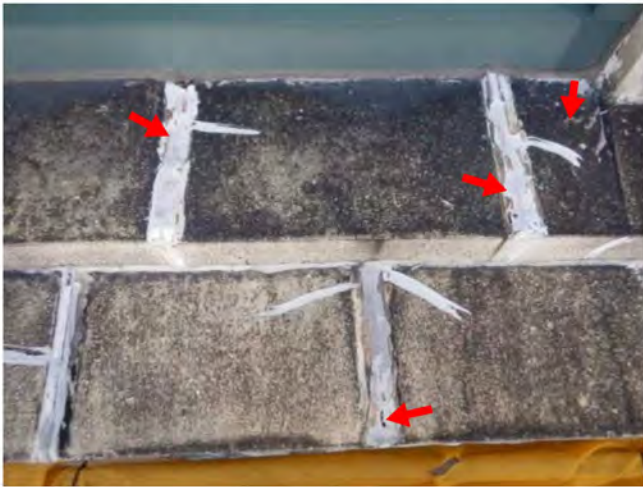


Photo 53: R/S cracks, failed sealant, remove loose + seal



Photo 54: R/S cracks, failed sealant, remove loose + seal



Photo 55: R/S cracks, failed sealant, remove loose + seal



Photo 56: R/S cracks, failed sealant, remove loose + seal



Photo 57: R/S cracks, failed sealant, remove loose + seal



Photo 58: Seal



Photo 59: Seal



Photo 60: Seal



Photo 61: TP



Photo 62: Remove loose + seal



Photo 63: R/S



Photo 64: R/S



Photo 65: R/S



Photo 66: R/S



Photo 67: Remove loose + seal



Photo 68: Remove loose + seal

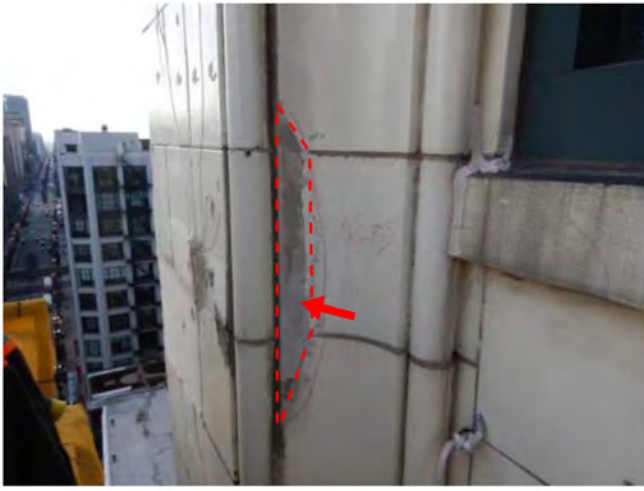


Photo 69: Remove loose + seal



Photo 70: TP



Photo 71: R/S



Photo 72: Seal



Photo 73: Seal



Photo 74: Remove loose + seal



Photo 75: R/S



Photo 76: TP



Photo 77: TP



Photo 78: Seal



Photo 79: R/S



Photo 80: Remove loose + seal



Photo 81: Seal



Photo 82: Seal



Photo 83: R/S

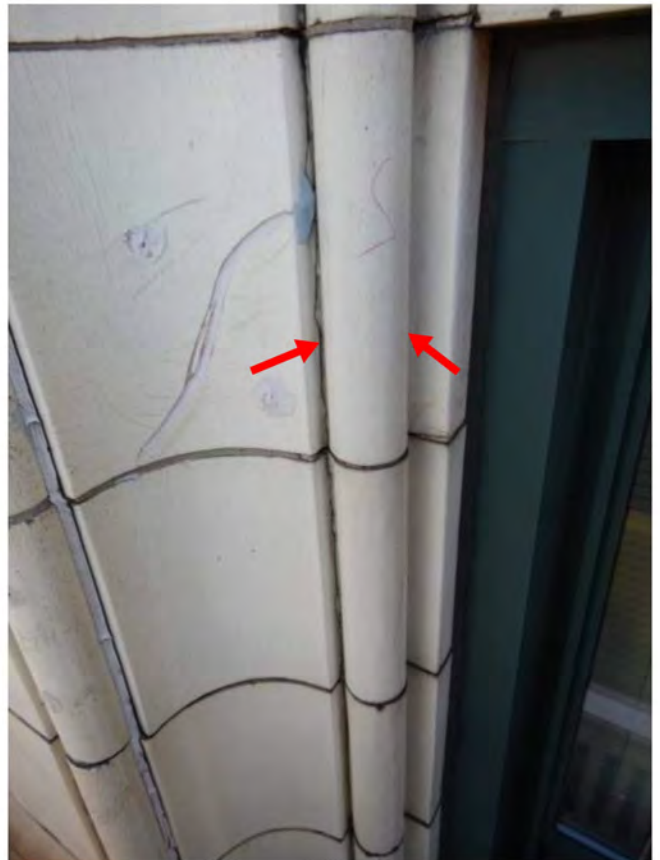


Photo 84: Seal

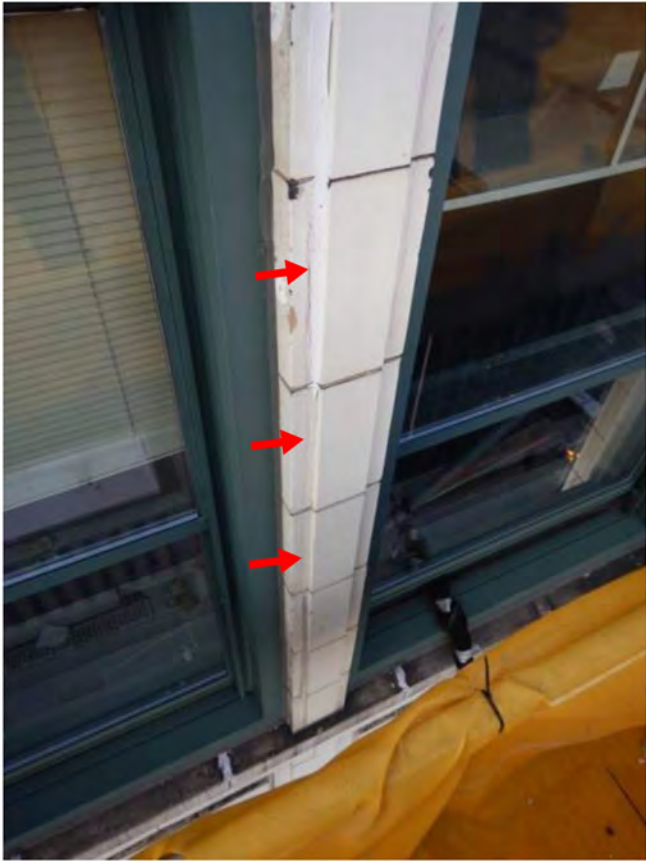


Photo 85: R/S



Photo 86: R/S



Photo 87: Seal



Photo 88: Remove loose + seal



Photo 89: R/S



Photo 90: Seal

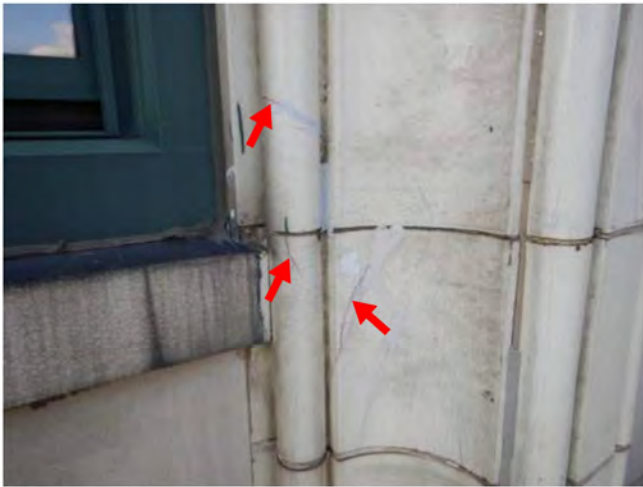


Photo 91: Seal

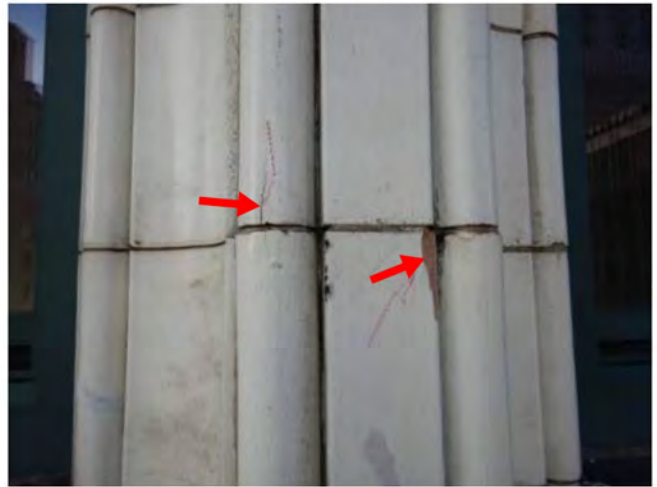


Photo 92: Seal



Photo 93: R/S



Photo 94: R/S



Photo 95: Seal



Photo 96: R/S

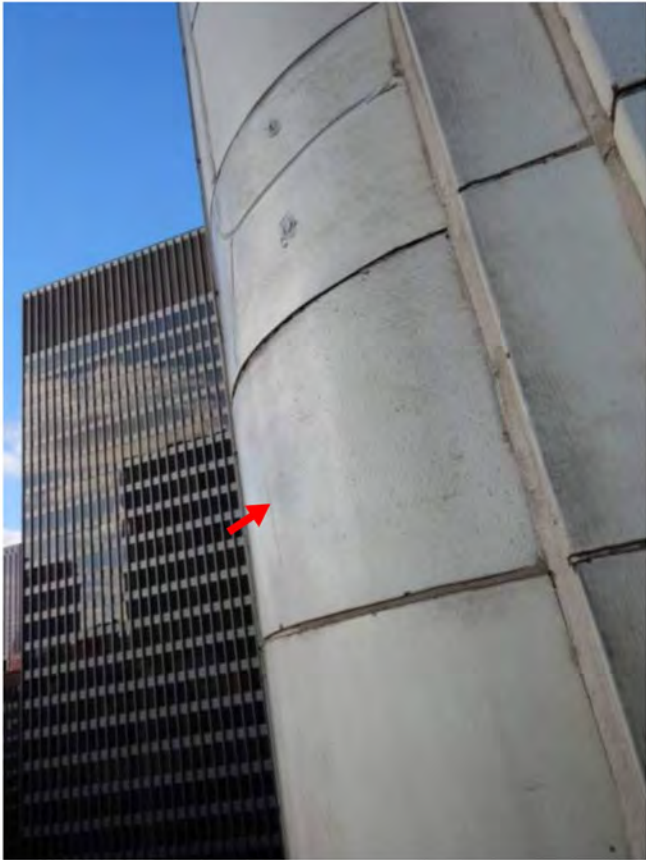


Photo 97: Seal



Photo 98: Seal

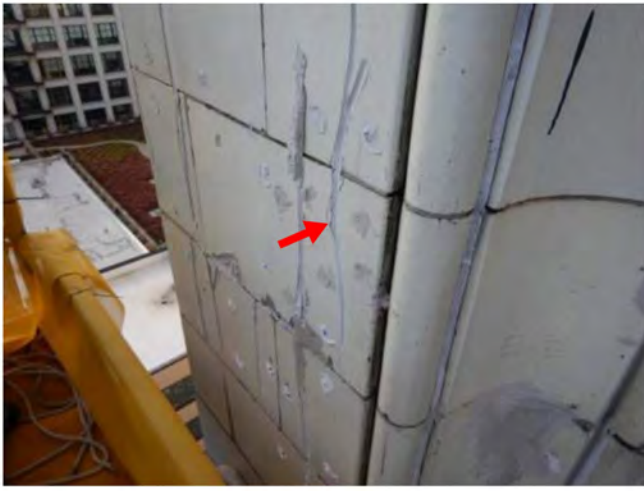


Photo 99: R/S



Photo 100: R/S



Photo 101: R/S



Photo 102: Remove loose + seal



Photo 103: Seal



Photo 104: Seal



Photo 105: Seal



Photo 106: R/S+seal



Photo 107: R/S



Photo 108: R/S



Photo 109: Seal



Photo 110: R/S



Photo 111: Seal



Photo 112: R/S



Photo 113: R/S



Photo 114: R/S



Photo 115: Seal



Photo 116: R/S

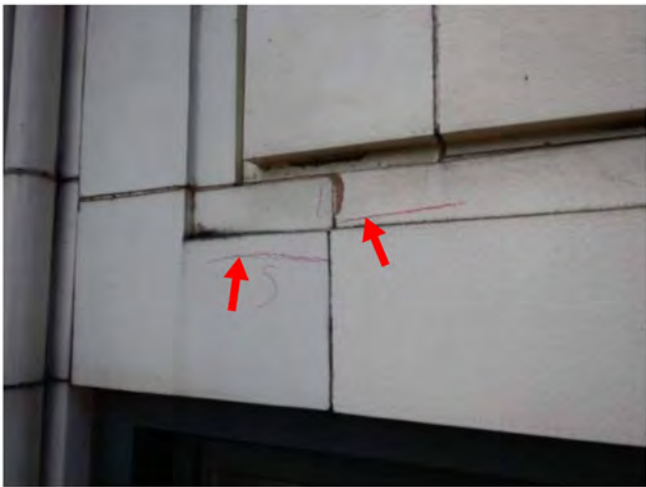


Photo 117: Seal



Photo 118: R/S



Photo 119: R/S



Photo 120: Seal



Photo 121: Seal



Photo 122: R/S+seal

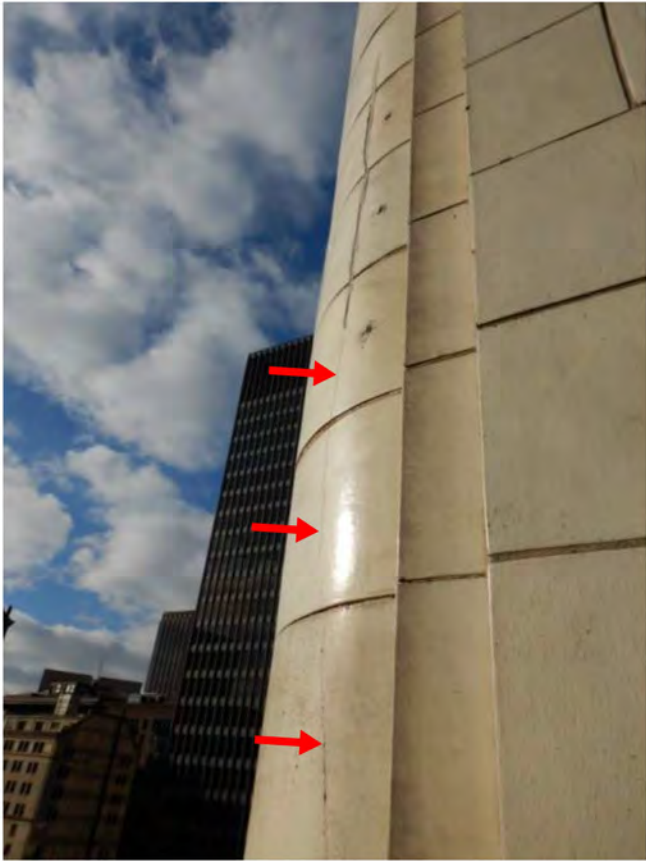


Photo 123: R/S

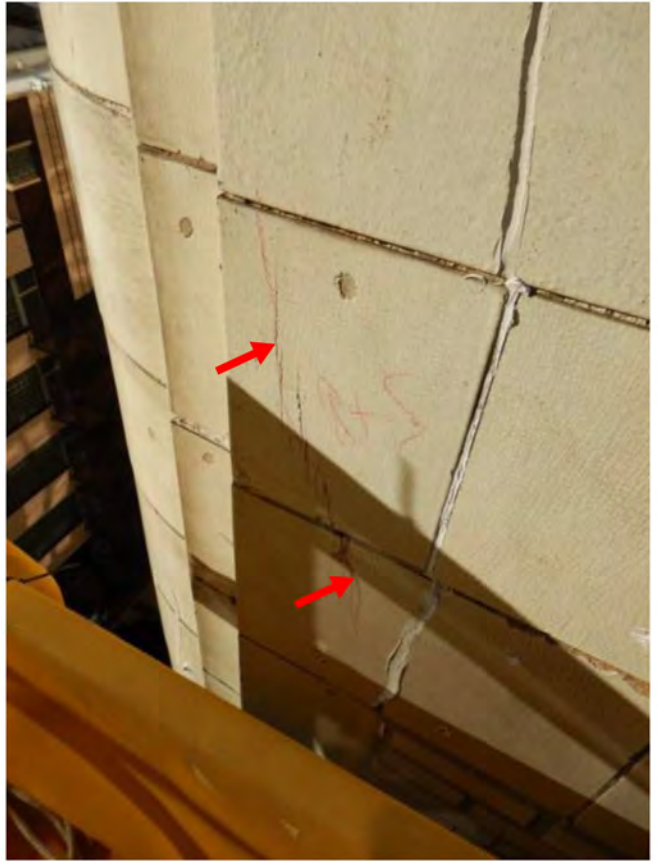


Photo 124: R/S



Photo 125: R/S



Photo 126: R/S



Photo 127: R/S



Photo 128: R/S

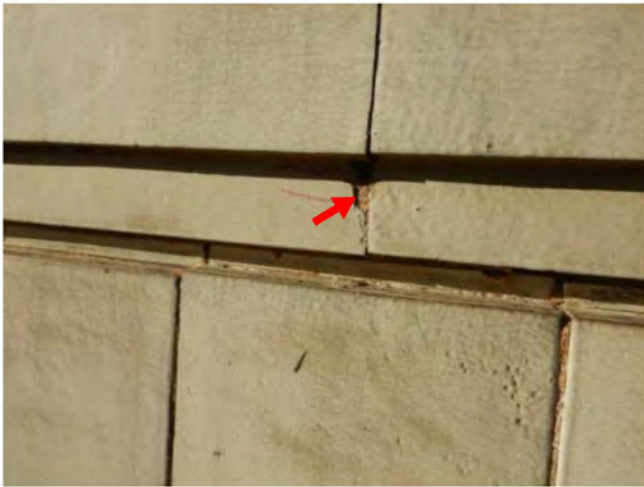


Photo 129: Seal



Photo 130: Replace wood



Photo 131: R/S

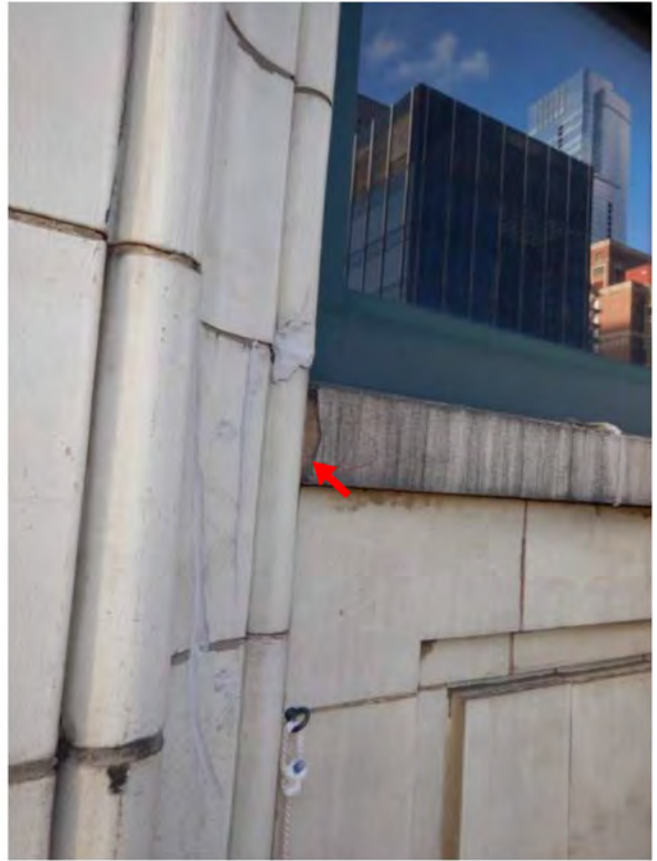


Photo 132: Seal



Photo 133: Install mesh



Photo 134: R/S



Photo 135: R/S

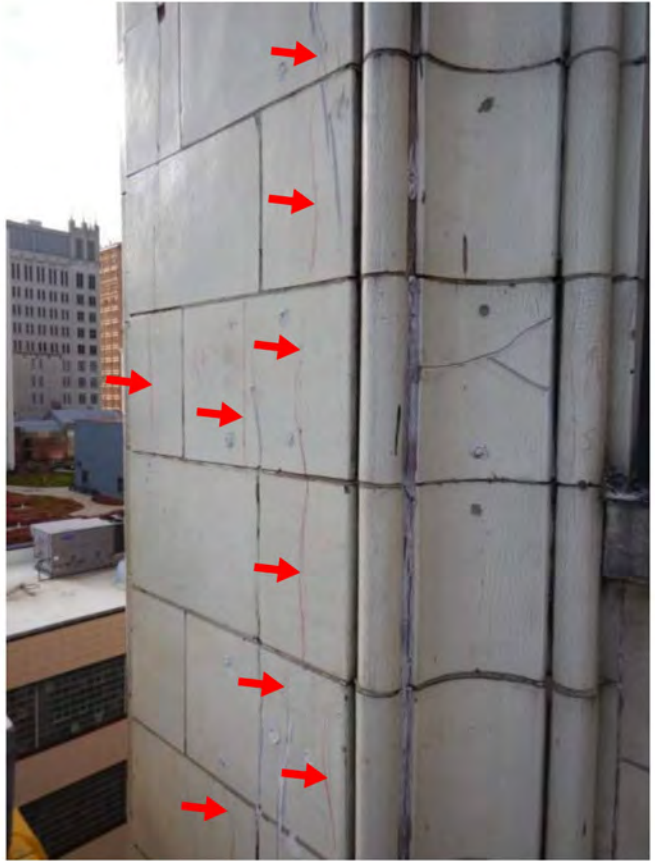


Photo 136: R/S

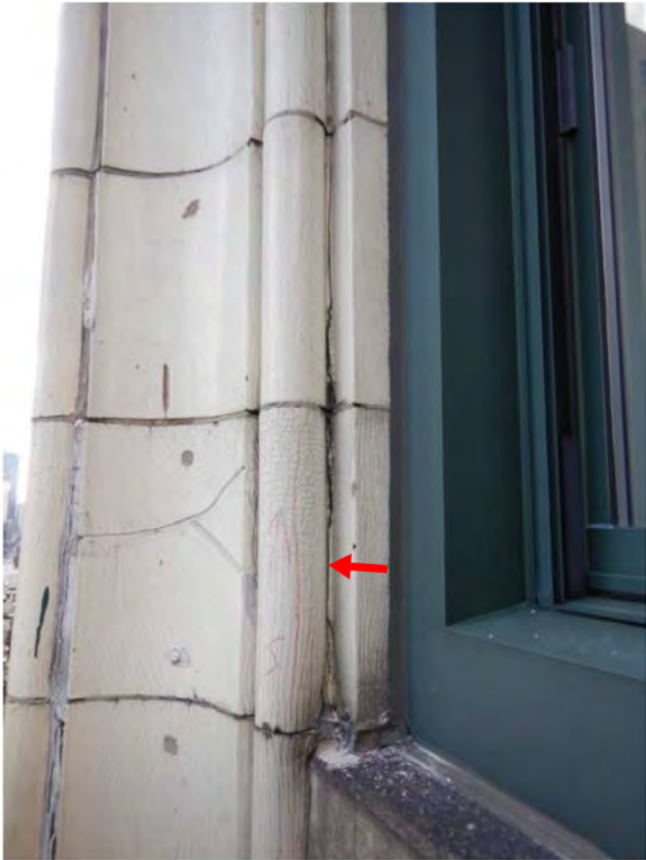


Photo 137: Seal



Photo 138: Seal



Photo 139: R/S



Photo 140: Seal joint



Photo 141: Seal



Photo 142: Seal

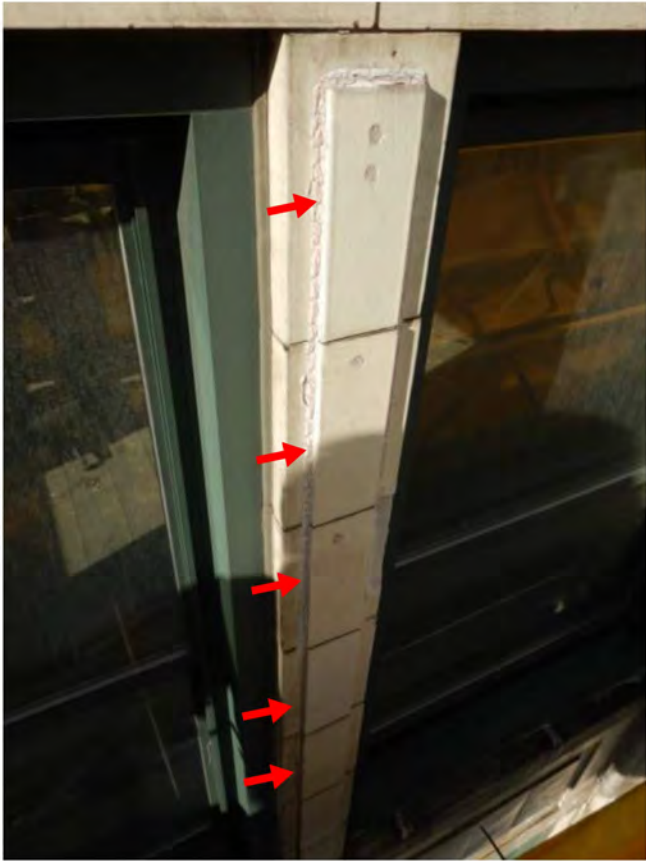


Photo 143: R/S



Photo 144: R/S



Photo 145: Seal



Photo 146: R/S

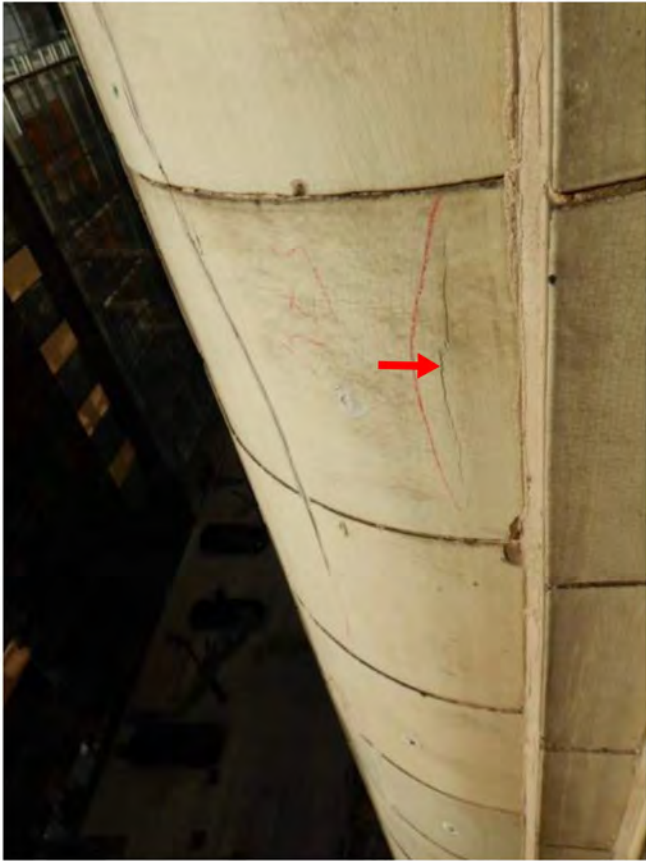


Photo 147: R/S

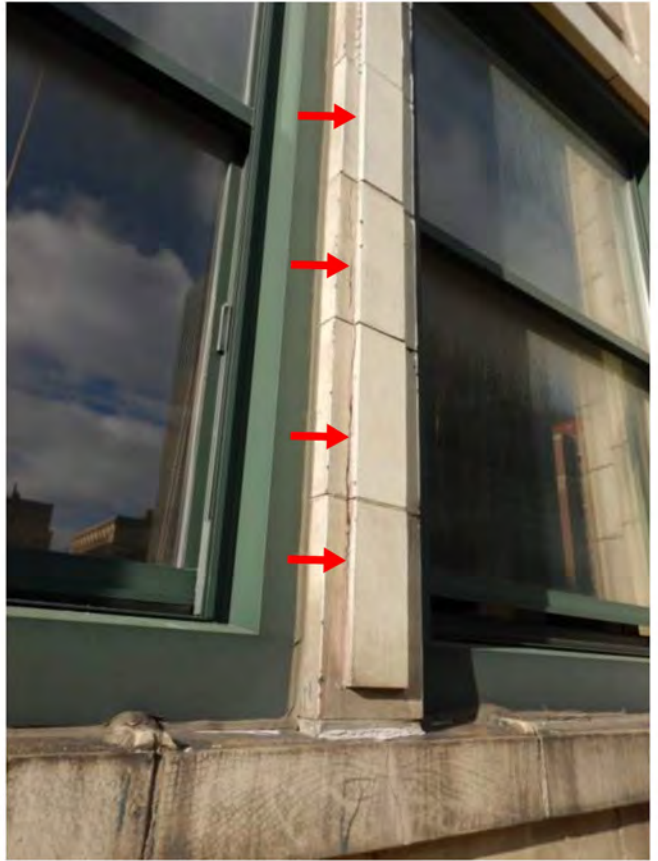


Photo 148: R/S



Photo 149: R/S



Photo 150: R/S



Photo 151: R/S



Photo 152: R/S



Photo 153: Seal



Photo 154: Seal joint



Photo 155: Seal

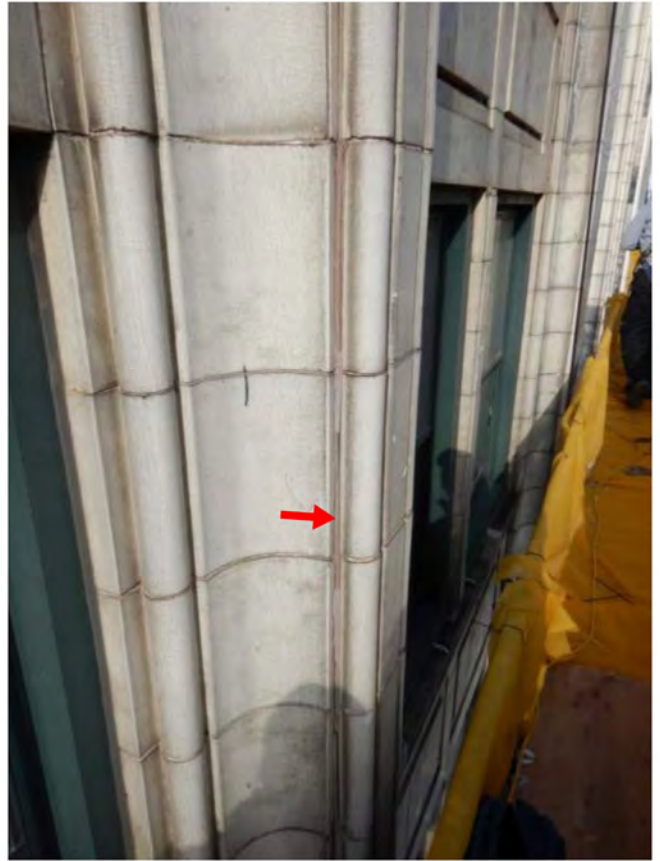


Photo 156: Seal joint



Photo 157: Seal

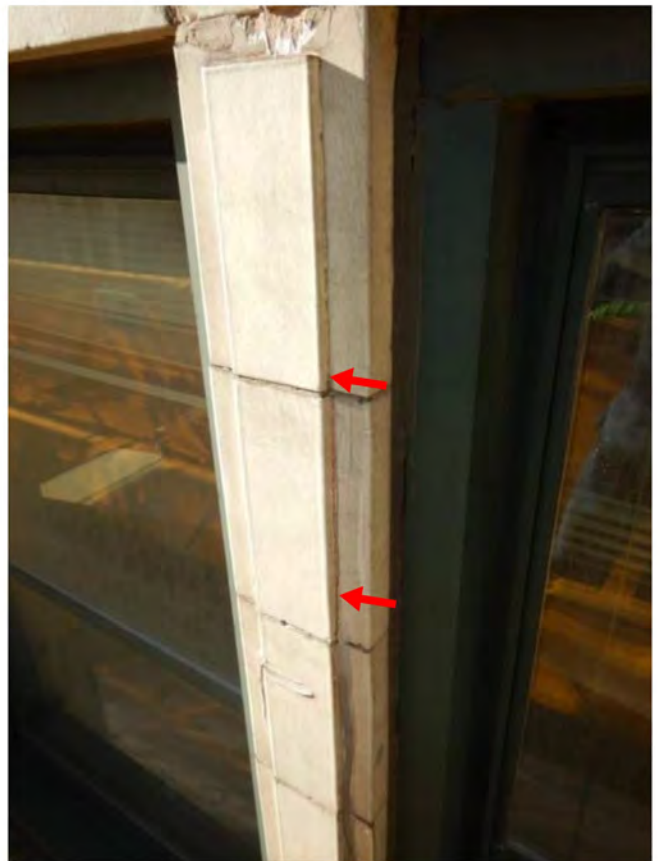


Photo 158: R/S

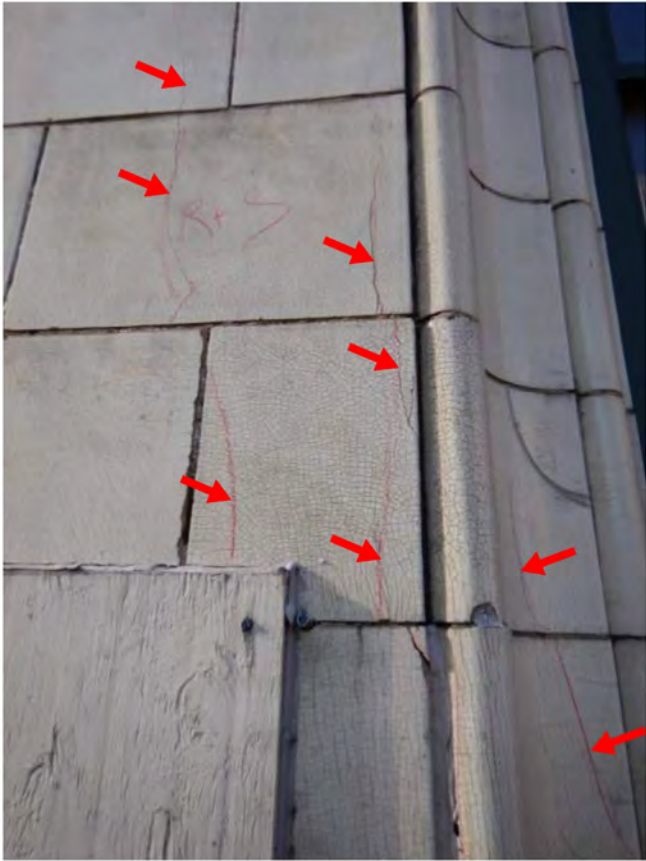


Photo 159: R/S



Photo 160: R/S



Photo 161: R/S



Photo 162: Replace wood



Photo 163: Replace wood



Photo 164: Replace wood

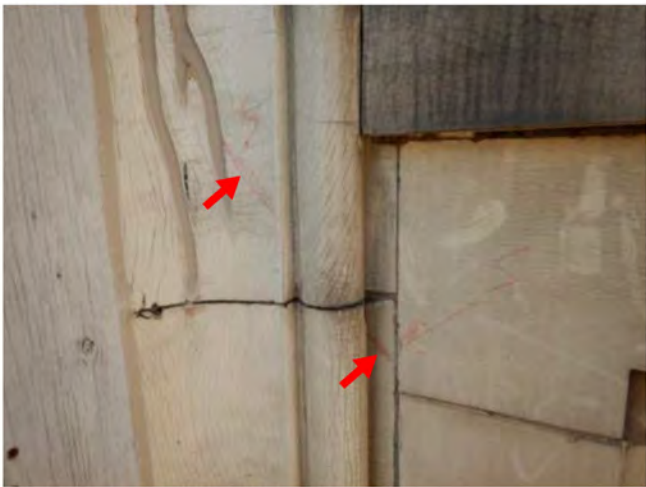


Photo 165: Seal



Photo 166: Seal joint



Photo 167: R/S



Photo 168: R/S



Photo 169: Seal

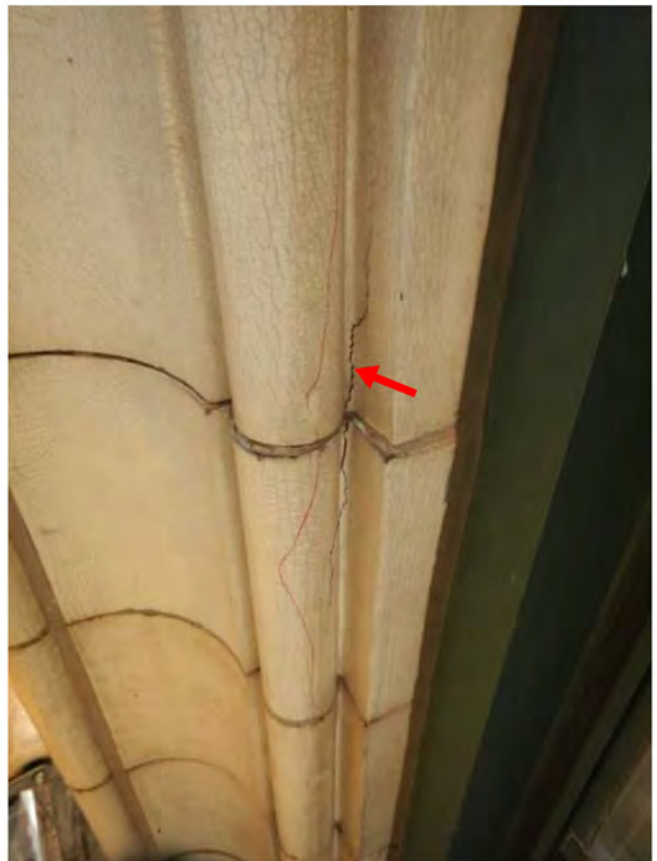


Photo 170: Seal



Photo 171: R/S cracks, failed sealant, remove loose + seal



Photo 172: R/S cracks, failed sealant, remove loose + seal

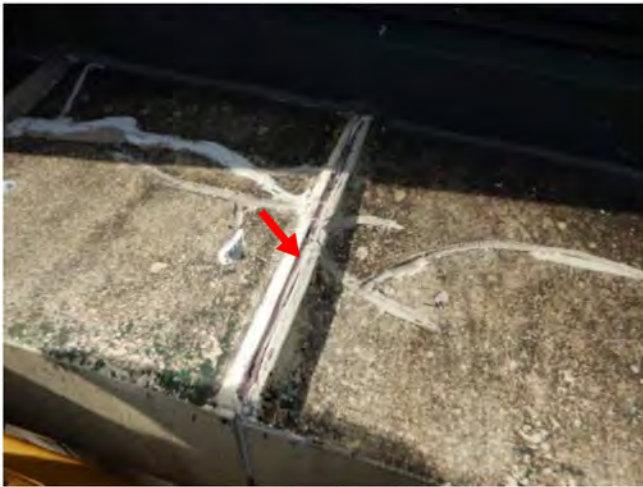


Photo 173: R/S cracks, failed sealant, remove loose + seal



Photo 174: R/S cracks, failed sealant, remove loose + seal



Photo 175: R/S cracks, failed sealant, remove loose + seal



Photo 176: R/S cracks, failed sealant, remove loose + seal

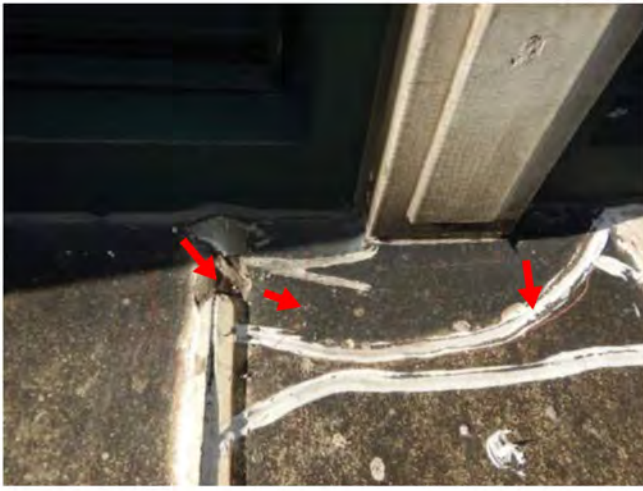


Photo 177: R/S cracks, failed sealant, remove loose + seal

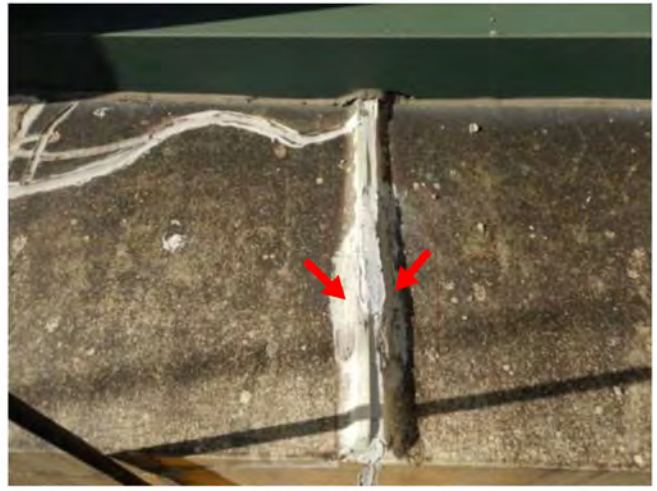


Photo 178: R/S cracks, failed sealant, remove loose + seal



Photo 179: R/S cracks, failed sealant, remove loose + seal



Photo 180: R/S cracks, failed sealant, remove loose + seal



Photo 181: R/S cracks, failed sealant, remove loose + seal

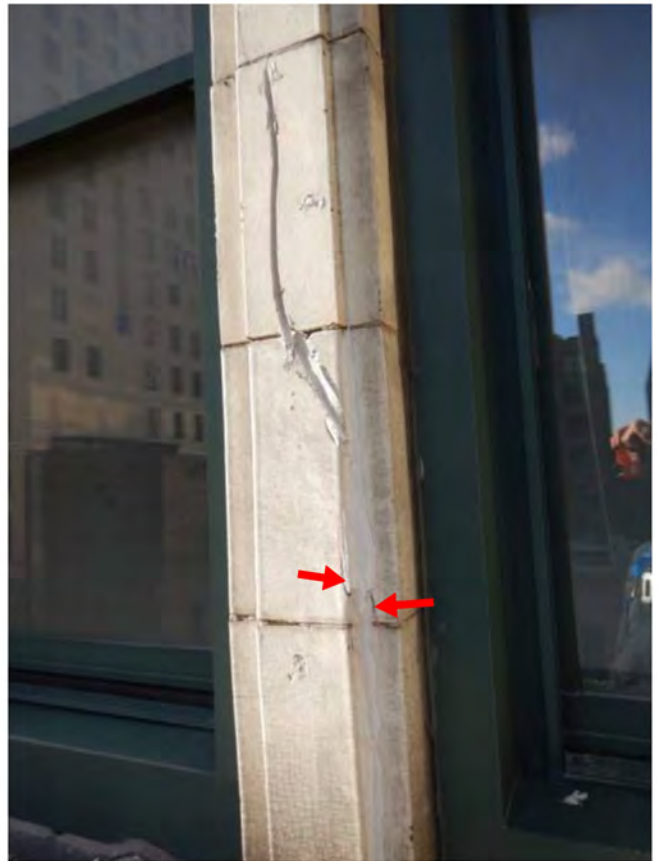


Photo 182: R/S



Photo 183: R/S



Photo 184: Seal

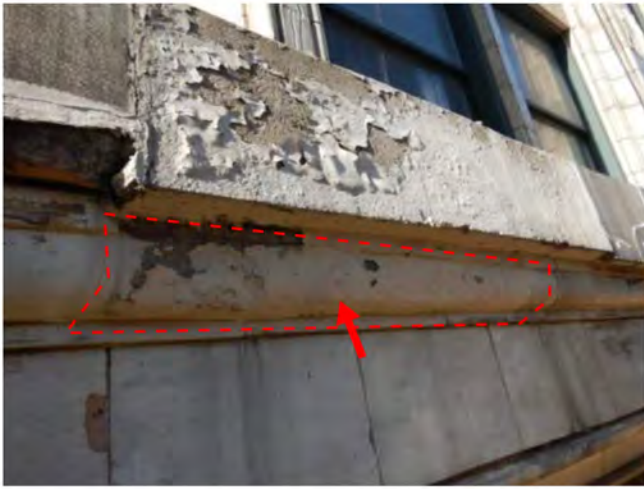


Photo 185: Remove loose + install plywood

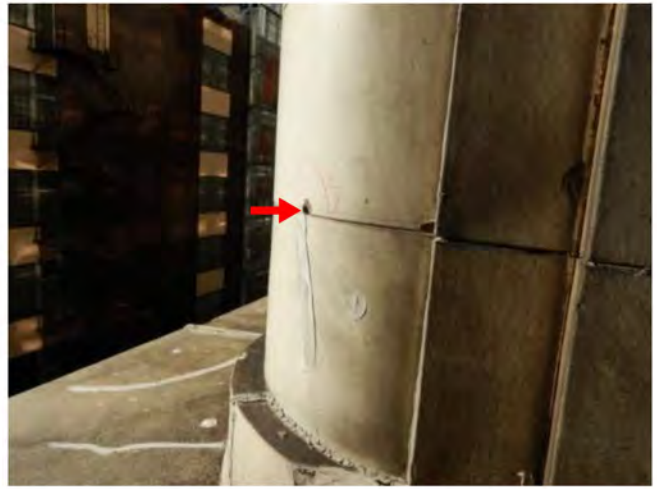


Photo 186: Seal



Photo 187: R/S cracks, failed sealant, remove loose + seal



Photo 188: R/S cracks, failed sealant, remove loose + seal



Photo 189: R/S cracks, failed sealant, remove loose + seal



Photo 190: R/S cracks, failed sealant, remove loose + seal



Photo 191: R/S cracks, failed sealant, remove loose + seal

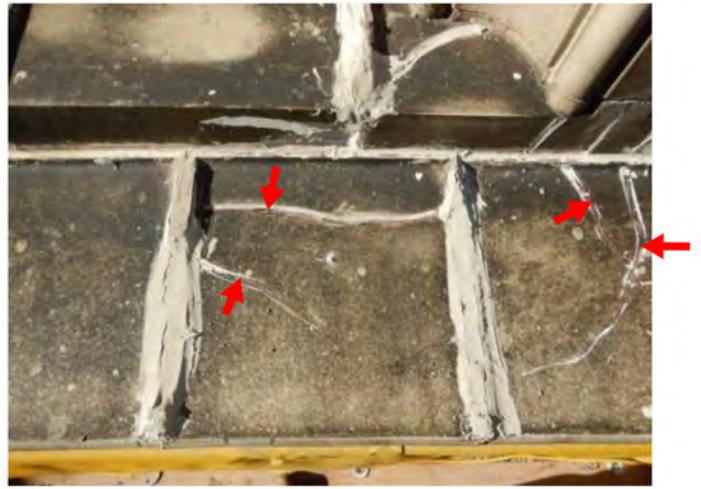


Photo 192: R/S cracks, failed sealant, remove loose + seal



Photo 193: R/S cracks, failed sealant, remove loose + seal



Photo 194: R/S cracks, failed sealant, remove loose + seal



Photo 195: R/S cracks, failed sealant, remove loose + seal



Photo 196: R/S cracks, failed sealant, remove loose + seal

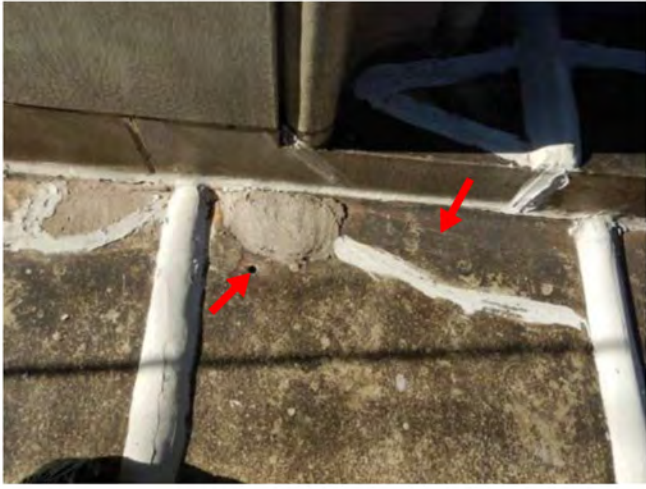


Photo 197: R/S cracks, failed sealant, remove loose + seal



Photo 198: Seal

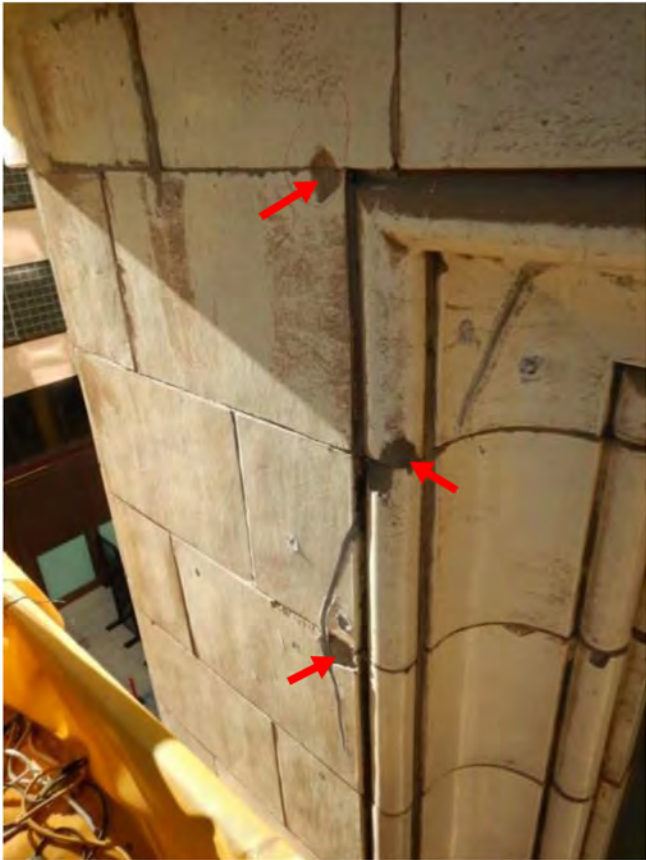


Photo 199: Seal



Photo 200: Seal



Photo 201: Seal



Photo 202: Seal



Photo 203: R/S



Photo 204: Seal



Photo 205: Seal



Photo 206: Remove existing angle



Photo 207: Seal joint



Photo 208: Seal



Photo 209: Seal



Photo 210: Seal



Photo 211: Replace wood



Photo 212: Seal



Photo 213: R/S



Photo 214: Seal



Photo 215: R/S



Photo 216: R/S



Photo 217: R/S



Photo 218: R/S



Photo 219: R/S



Photo 220: Seal



Photo 221: R/S



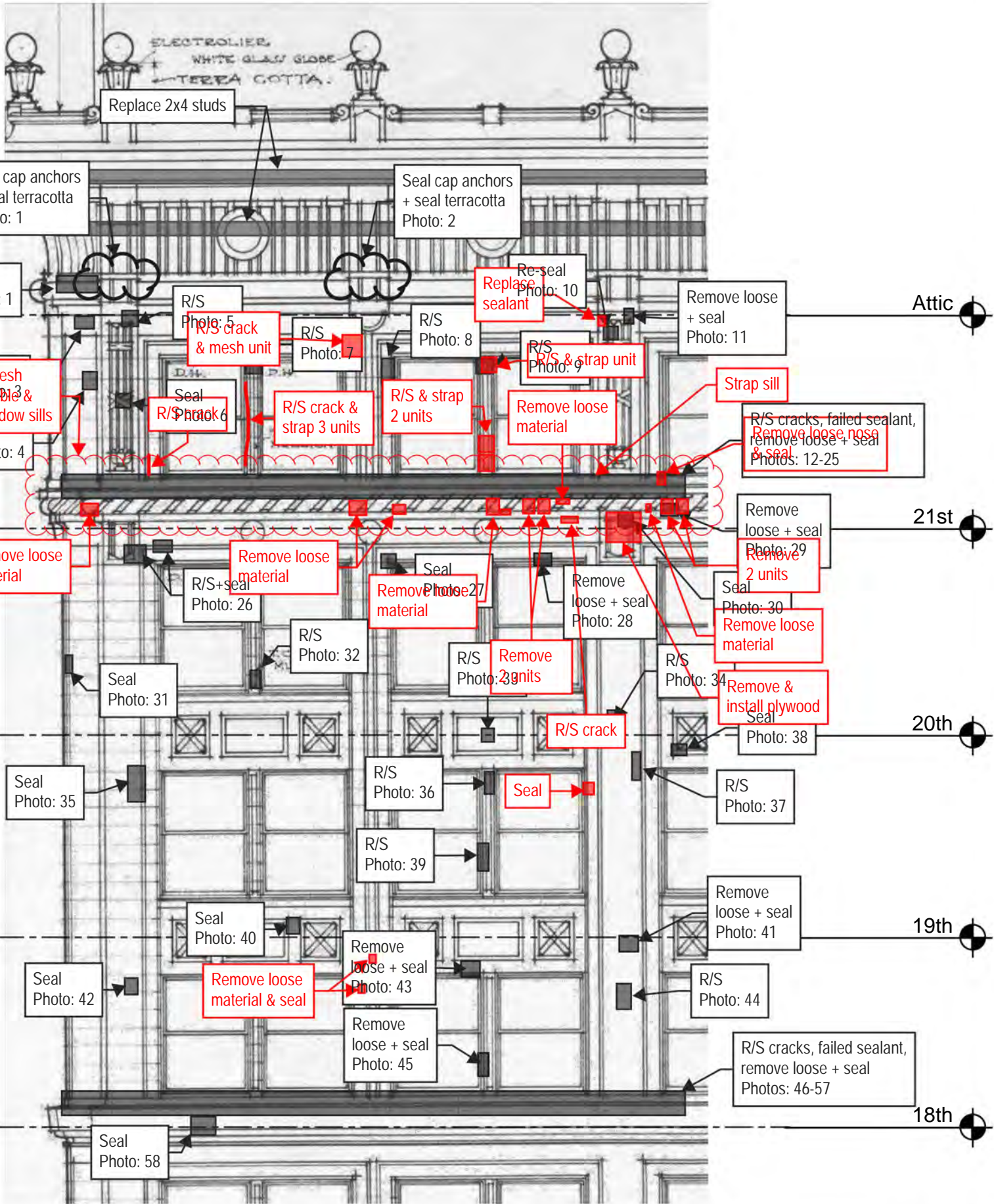
Photo 222: R/S



Photo 223: R/S



Photo 224: R/S



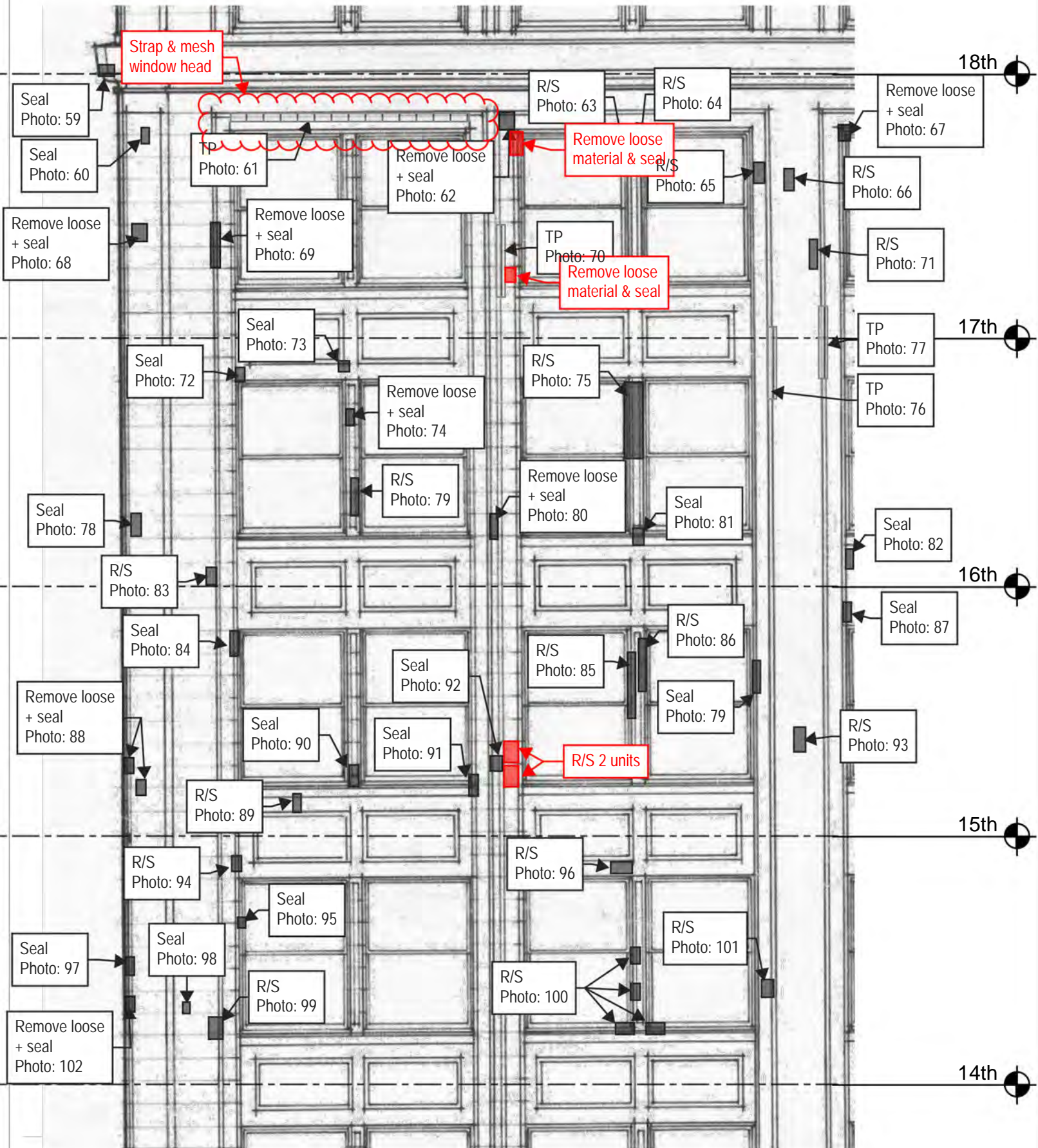
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 330 N. Wabash Avenue, Suite 1500
 Chicago, IL 60611-7822
 T: 312.596.2000 F: 312.596.2001

**220 SOUTH STATE STREET
 CHICAGO, IL**

2020 TEMPORARY STABILIZATION REPAIRS
 PROJECT: C20178 DATE: SCALE: N.T.S.

No.1	DROP 2 - EAST ELEVATION	12/16/20	DRAWING No. E-1
No.2	DROP 2 - 2021 REPAIRS	04/01/21	
No.3			
No.4			
No.5			



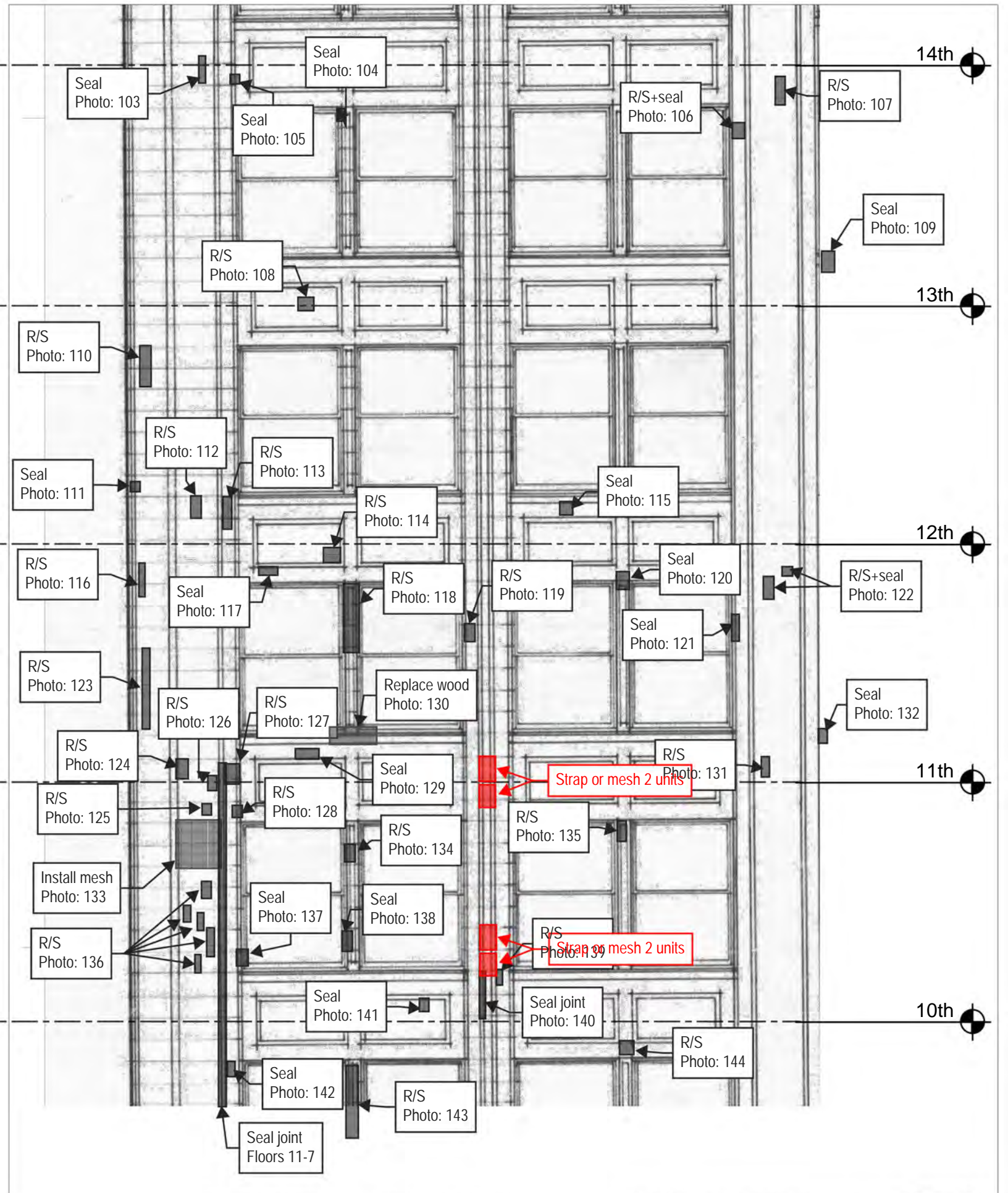
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**220 SOUTH STATE STREET
 CHICAGO, IL**

2020 TEMPORARY STABILIZATION REPAIRS
 PROJECT: C20178 DATE: SCALE: N.T.S.

No.1	DROP 2 - EAST ELEVATION	12/16/20	DRAWING No. E-2
No.2	DROP 2 - 2021 REPAIRS	04/01/21	
No.3			
No.4			
No.5			



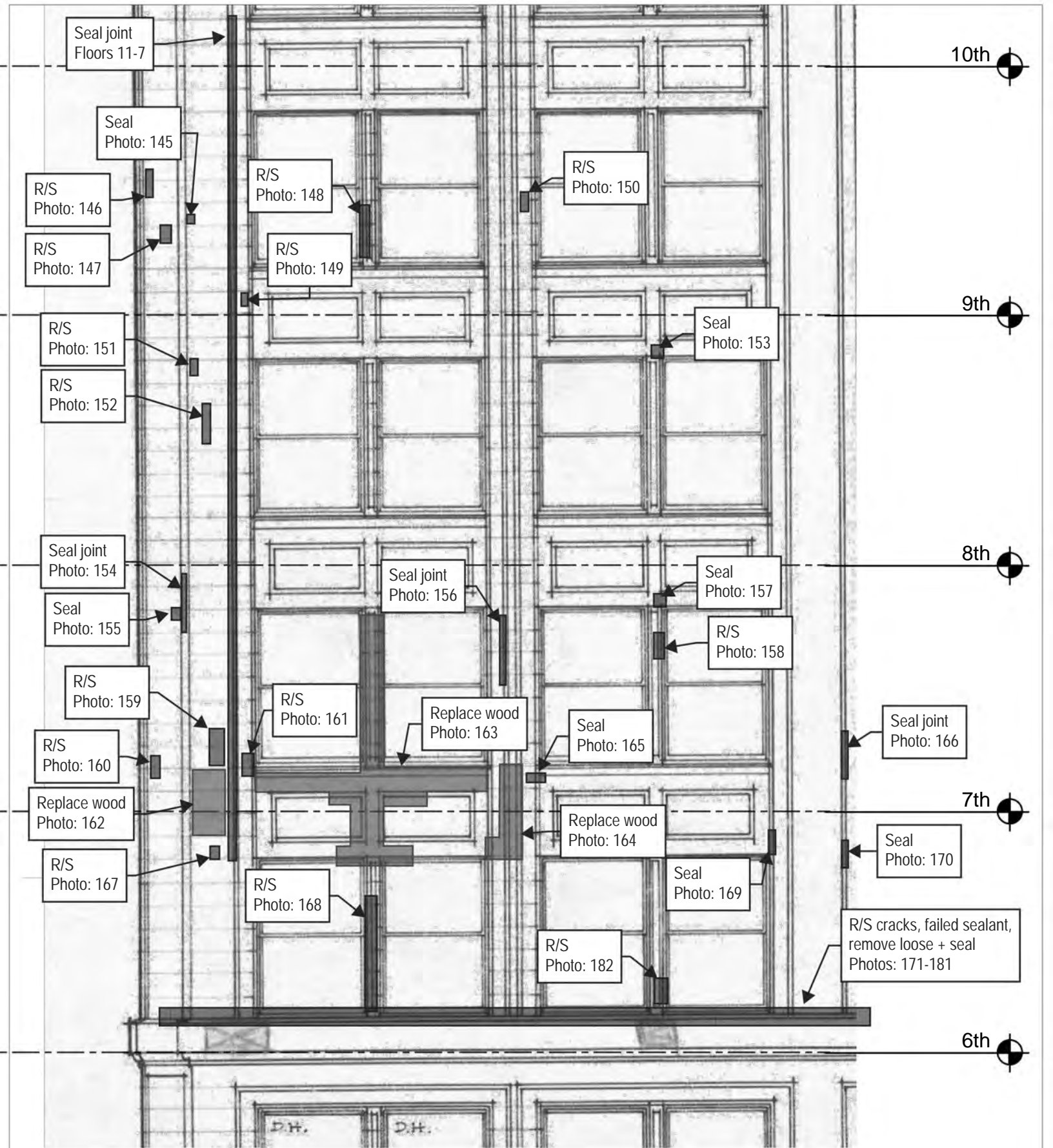
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**220 SOUTH STATE STREET
 CHICAGO, IL**

2020 TEMPORARY STABILIZATION REPAIRS
 PROJECT: C20178 DATE: SCALE: N.T.S.

No.1	DROP 2 - EAST ELEVATION	12/16/20	DRAWING No. E-3
No.2	DROP 2 - 2021 REPAIRS	04/01/21	
No.3			
No.4			
No.5			



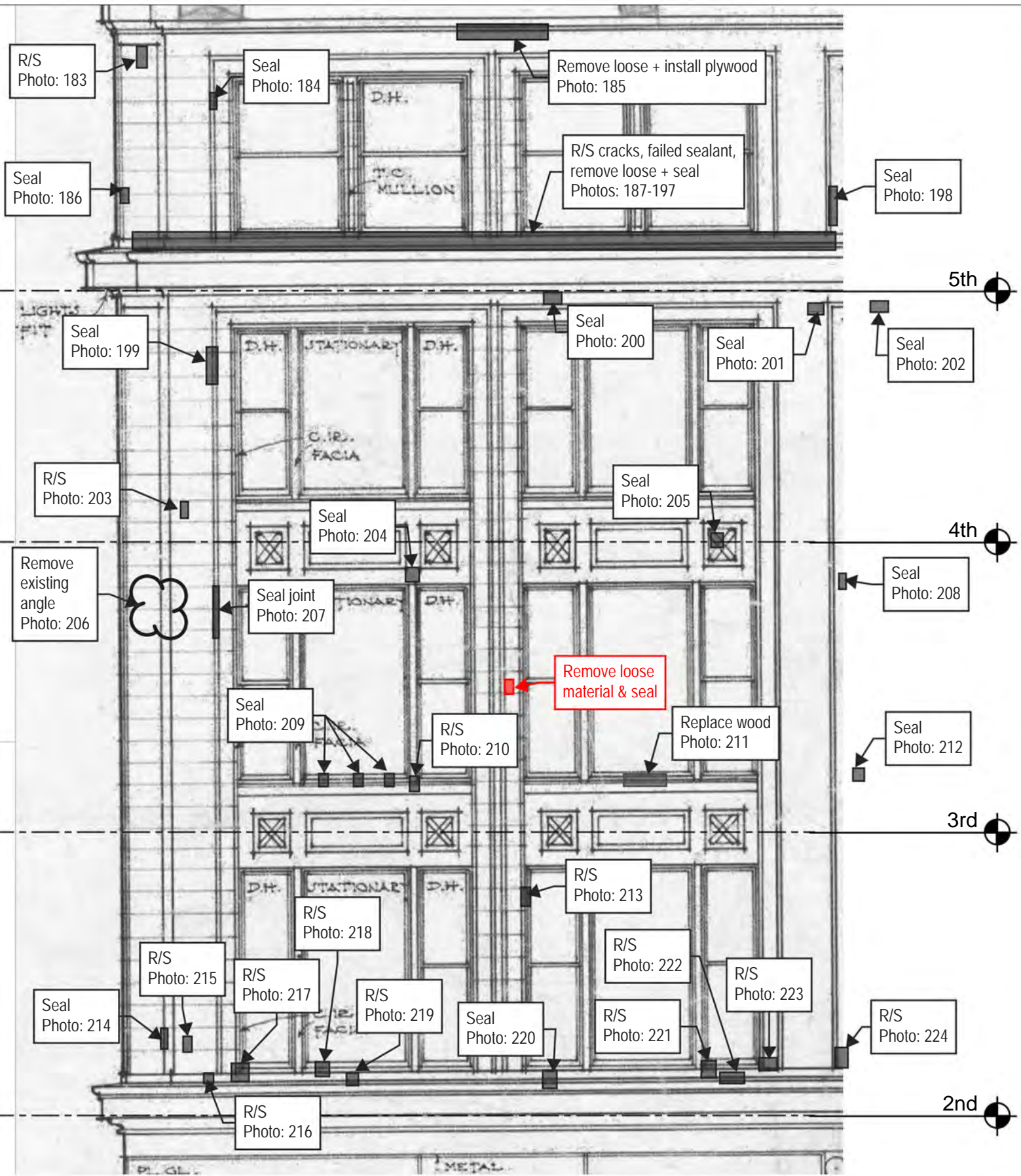
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**220 SOUTH STATE STREET
 CHICAGO, IL**

2020 TEMPORARY STABILIZATION REPAIRS
 PROJECT: C20178 DATE: SCALE: N.T.S.

No.1	DROP 2 - EAST ELEVATION	12/16/20	DRAWING No. E-4
No.2	DROP 2 - 2021 REPAIRS	04/01/21	
No.3			
No.4			
No.5			



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**220 SOUTH STATE STREET
 CHICAGO, IL**

2020 TEMPORARY STABILIZATION REPAIRS
 PROJECT: C20178 DATE: SCALE: N.T.S.

No.1	DROP 2 - EAST ELEVATION	12/16/20	DRAWING No. E-5
No.2	DROP 2 - 2021 REPAIRS	04/01/21	
No.3			
No.4			
No.5			

TEMPORARY STABILIZATION REPAIR RECOMMENDATION LEGEND



Rout and seal crack(s) with sealant. Color to be selected by GSA.



Remove loose material. Rout and seal associated crack(s), joints, and other exposed material (i.e. terra cotta clay body) with sealant. Color to be selected by GSA.



Remove loose material. Install plywood to cover opening with stainless steel anchors at 16" on center, 3" embedment (minimum) into sound mortar joints or sound masonry only if sound mortar joint is not present. Paint plywood in accordance with GSA specifications. Seal all joints between plywood units and upfacing and vertical joints between masonry and plywood with sealant. Colors to be selected by GSA.



Install 1/4" diameter stainless steel threaded rod, with nut and washer, set in epoxy into sound masonry backup, 3" embedment (minimum) [PIN(#) denotes number of pins]. Rout and seal associated crack(s) and seal pin embedment with sealant. Color to be selected by GSA.



Install stainless steel strap [STRAP(#) denotes number of straps], 1-inch wide stainless steel strap. Install 4 (minimum) 3/16" diameter stainless steel Tapcon anchors per strap, 2.75" long into sound mortar joint or sound masonry only if sound mortar joint is not present. Rout and seal associated crack(s) and seal anchor embedment with sealant. Color to be selected by GSA.



Install stainless steel wire mesh, type 304, 4x4 per inch, 0.047" wire diameter, with 1/4" diameter stainless steel threaded rod, with nut and washer, set in epoxy at 12" on center, 3" embedment (minimum) into sound mortar joints or into wood furring strips anchored with stainless steel 12" on center installed into sound mortar joints.



Replace cracked glass.



Grind and tuckpoint mortar joint.

GENERAL NOTES:

Repair locations shown on elevation are approximate. Refer to photo for actual location. Do not damage adjacent masonry.

Refer to Recommended Temporary Stabilization Repair Products Memorandum #01, dated October 13, 2020, for repair product information.

All work shall be performed in accordance with U.S. Department of the Interior Standards for the Treatment of Historic Properties, Brick Industry Association Technical Notes, and all other current applicable guidelines.

All drawings shall be viewed in color.

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PROJECT: 202&220 S STATE STREET, CHICAGO, IL

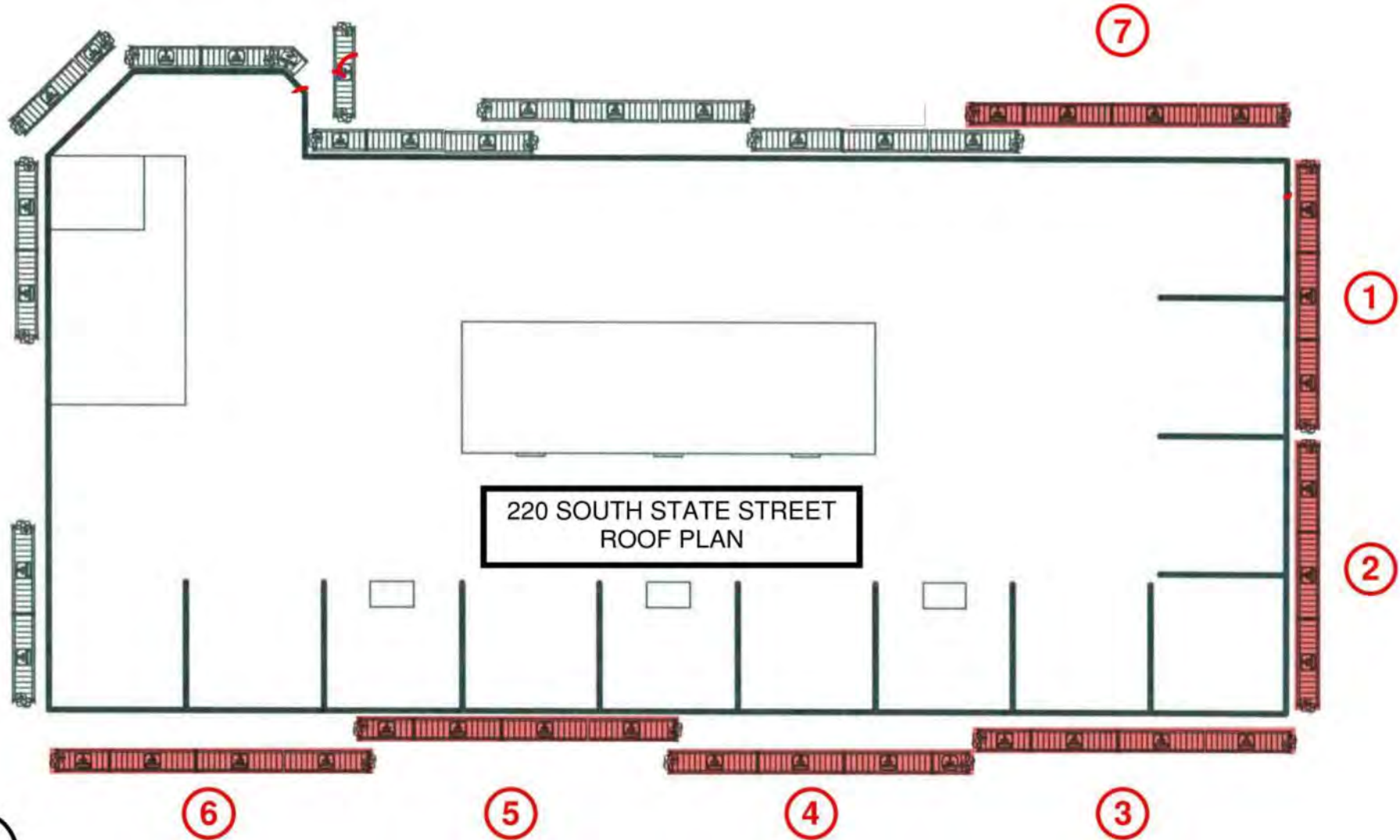
SUBJECT: 2020 TEMPORARY STABILIZATION RPR

REFERENCE: C20178.00

BY: TT

DATE: 11/13/2020

LEGEND-01



DRAWING MUST BE REVIEWED IN COLOR

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PROJECT: 2020 CRITICAL EXAMINATION, 220 AND 220 SOUTH STATE STREET

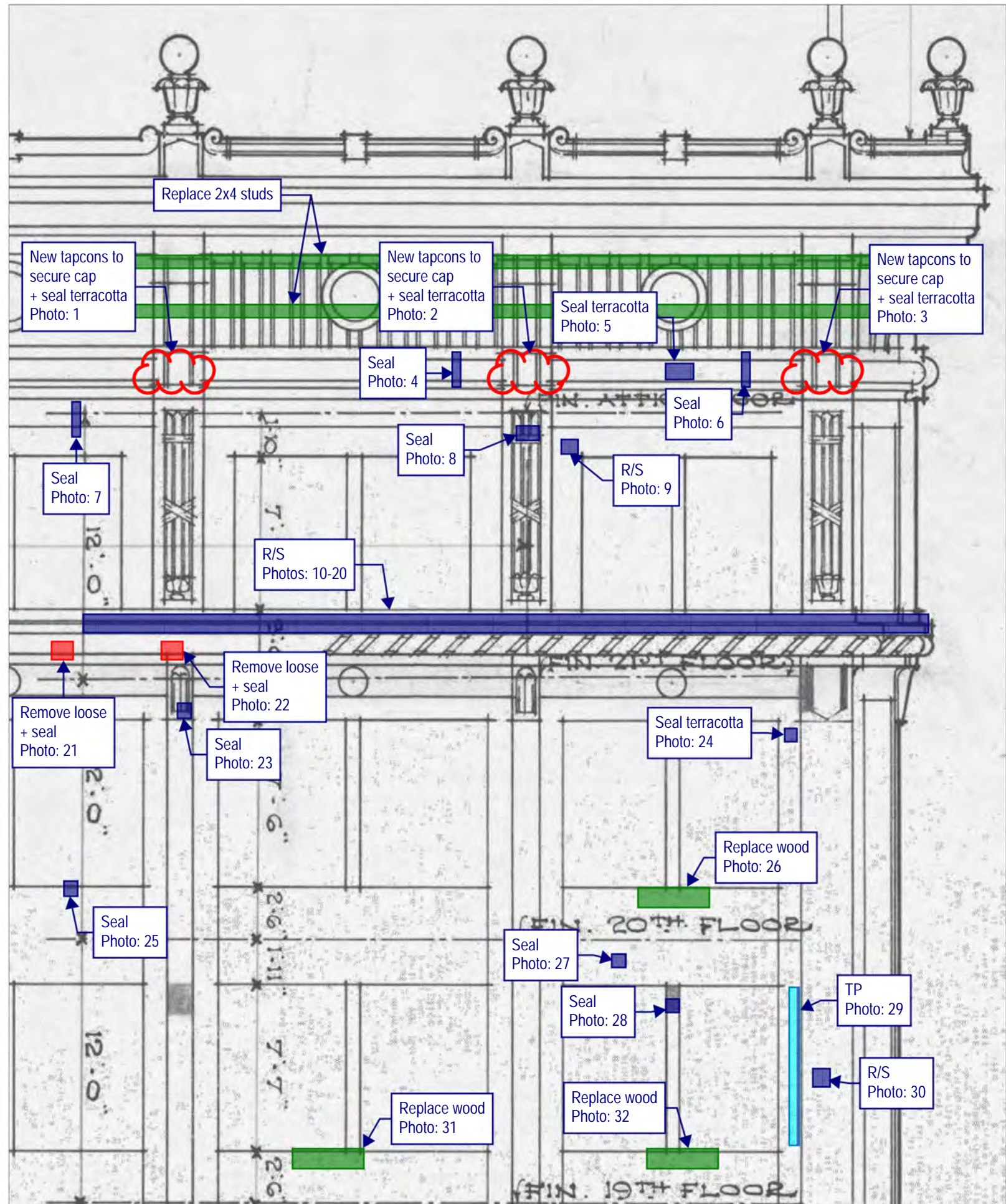
SUBJECT: PROPOSED DROP PLAN

SSK-001

BY: GH

DATE: 08/12/2020

REFERENCE:

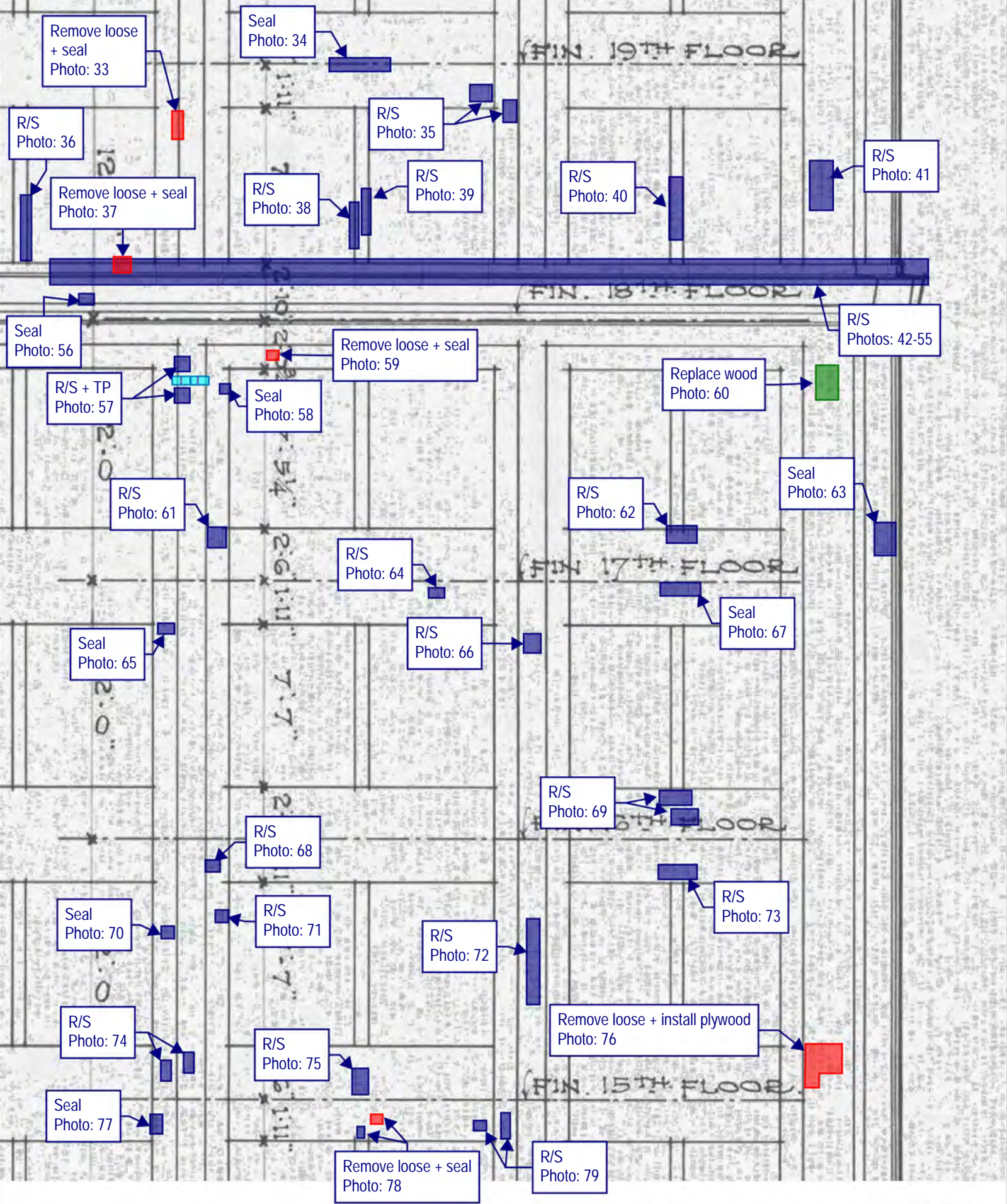


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**220 SOUTH STATE STREET
 CHICAGO, IL**

2020 TEMPORARY STABILIZATION REPAIRS
 PROJECT: C20178 DATE: SCALE: N.T.S.

No.1	DROP 3 - SOUTH ELEVATION	12/2/20	DRAWING No.
No.2			
No.3			
No.4			
No.5			

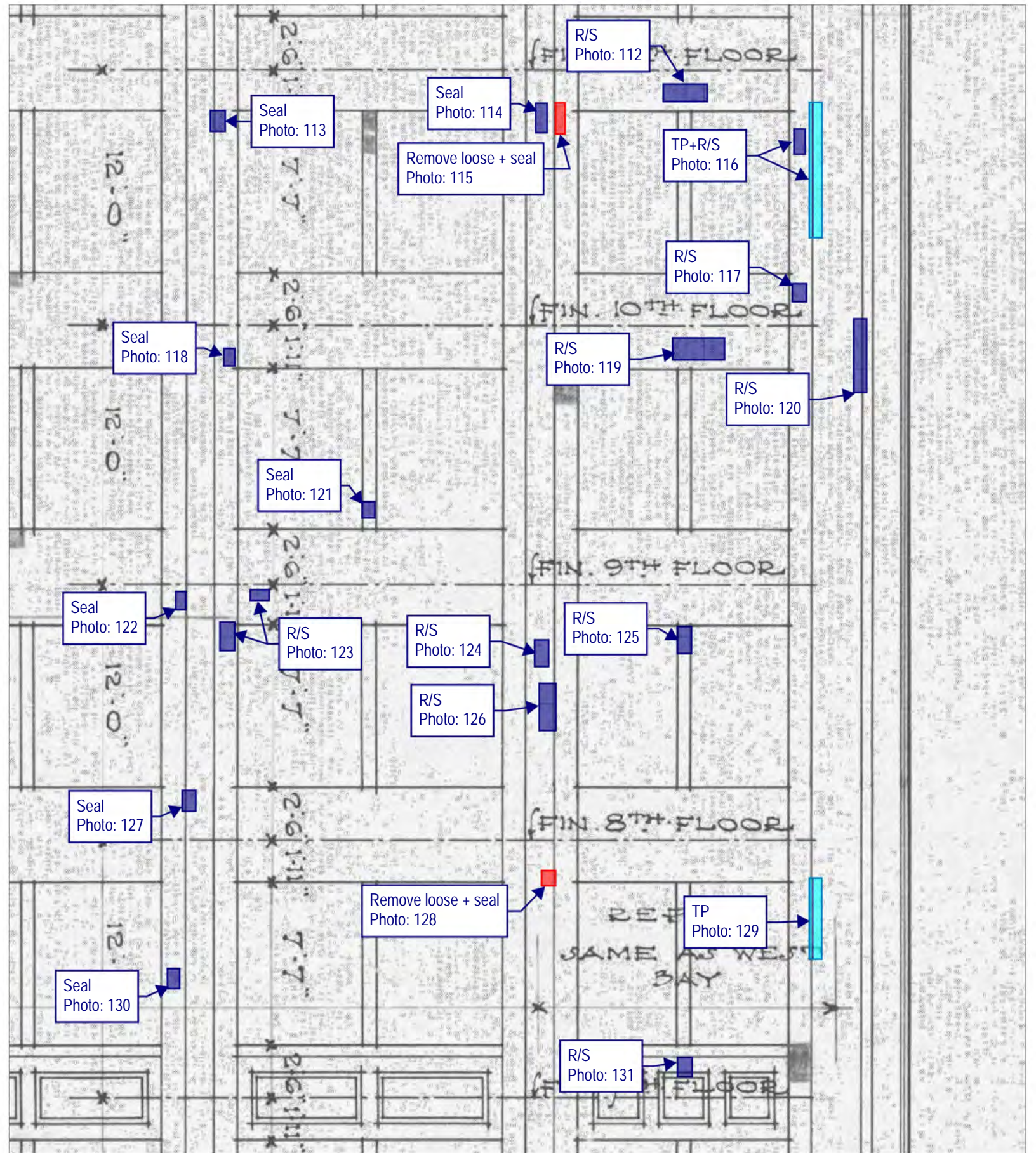


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**220 SOUTH STATE STREET
 CHICAGO, IL**

2020 CRITICAL INSPECTION
 PROJECT: C20178 DATE: SCALE: N.T.S.

No.1	DROP 3 - SOUTH ELEVATION	12/2/20	DRAWING No. S-20
No.2			
No.3			
No.4			
No.5			



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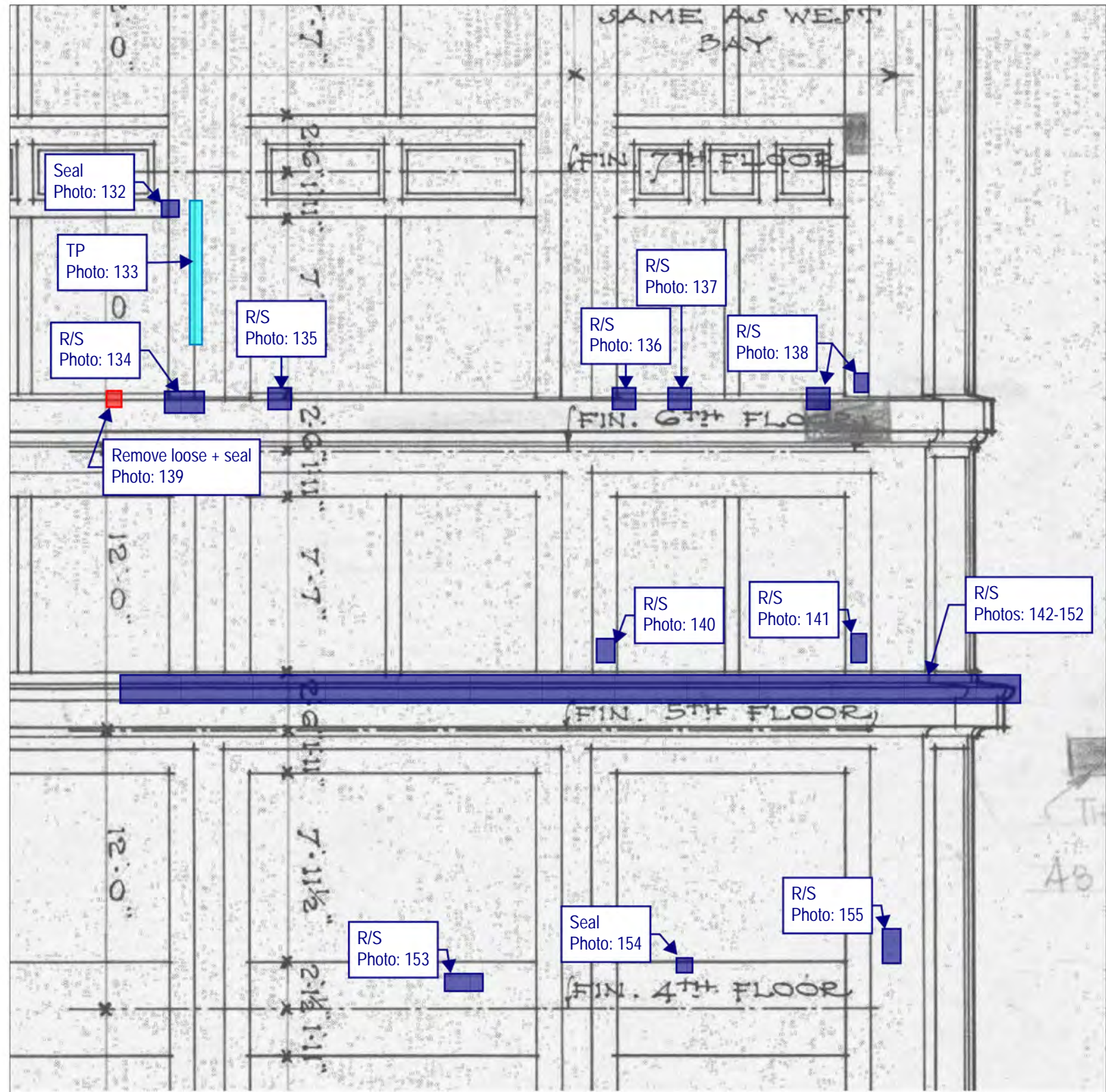
**220 SOUTH STATE STREET
 CHICAGO, IL**

2020 CRITICAL INSPECTION
 PROJECT: C20178 DATE: SCALE: N.T.S.

No.1	DROP 3 - SOUTH ELEVATION
No.2	
No.3	
No.4	
No.5	

12/2/20 DRAWING No.

S-22



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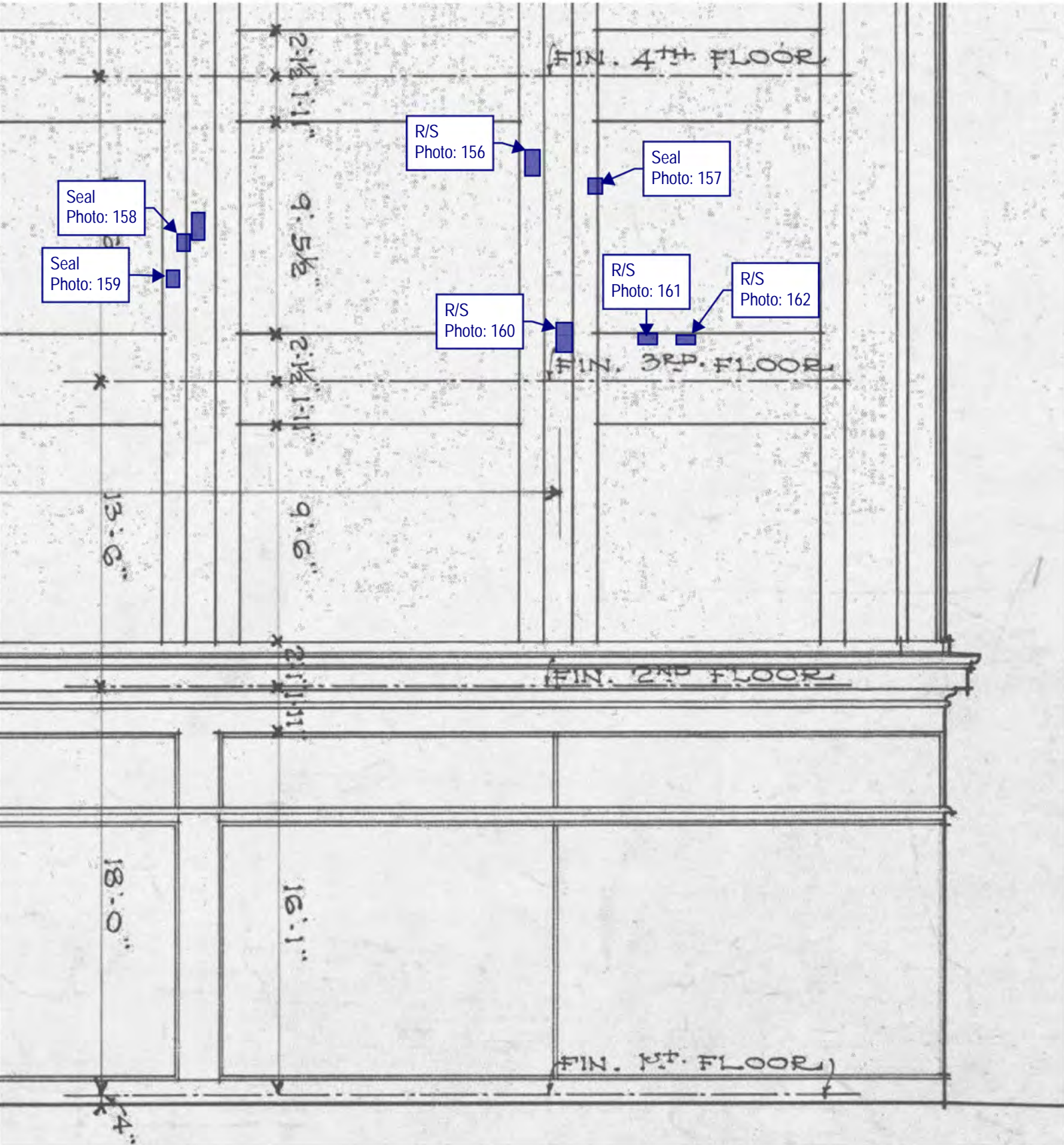
**220 SOUTH STATE STREET
 CHICAGO, IL**

2020 CRITICAL INSPECTION

PROJECT: C20178 DATE:

SCALE: N.T.S.

No.1	DROP 3 - SOUTH ELEVATION	12/2/20	DRAWING No. S-23
No.2			
No.3			
No.4			
No.5			



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**220 SOUTH STATE STREET
 CHICAGO, IL**

2020 CRITICAL INSPECTION

PROJECT: C20178 DATE:

SCALE: N.T.S.

No.1	DROP 3 - SOUTH ELEVATION	12/2/20	DRAWING No. S-24
No.2			
No.3			
No.4			
No.5			

TEMPORARY STABILIZATION REPAIR RECOMMENDATION LEGEND



Rout and seal crack(s) with sealant. Color to be selected by GSA.



Remove loose material. Rout and seal associated crack(s), joints, and other exposed material (i.e. terra cotta clay body) with sealant. Color to be selected by GSA.



Remove loose material. Install plywood to cover opening with stainless steel anchors at 16" on center, 3" embedment (minimum) into sound mortar joints or sound masonry only if sound mortar joint is not present. Paint plywood in accordance with GSA specifications. Seal all joints between plywood units and upfacing and vertical joints between masonry and plywood with sealant. Colors to be selected by GSA.



Install 1/4" diameter stainless steel threaded rod, with nut and washer, set in epoxy into sound masonry backup, 3" embedment (minimum) [PIN(#) denotes number of pins]. Rout and seal associated crack(s) and seal pin embedment with sealant. Color to be selected by GSA.



Install stainless steel strap [STRAP(#) denotes number of straps], 1-inch wide stainless steel strap. Install 4 (minimum) 3/16" diameter stainless steel Tapcon anchors per strap, 2.75" long into sound mortar joint or sound masonry only if sound mortar joint is not present. Rout and seal associated crack(s) and seal anchor embedment with sealant. Color to be selected by GSA.



Install stainless steel wire mesh, type 304, 4x4 per inch, 0.047" wire diameter, with 1/4" diameter stainless steel threaded rod, with nut and washer, set in epoxy at 12" on center, 3" embedment (minimum) into sound mortar joints or into wood furring strips anchored with stainless steel 12" on center installed into sound mortar joints.



Replace cracked glass.



Grind and tuckpoint mortar joint.

GENERAL NOTES:

Repair locations shown on elevation are approximate. Refer to photo for actual location. Do not damage adjacent masonry.

Refer to Recommended Temporary Stabilization Repair Products Memorandum #01, dated October 13, 2020, for repair product information.

All work shall be performed in accordance with U.S. Department of the Interior Standards for the Treatment of Historic Properties, Brick Industry Association Technical Notes, and all other current applicable guidelines.

All drawings shall be viewed in color.

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PROJECT: 202&220 S STATE STREET, CHICAGO, IL

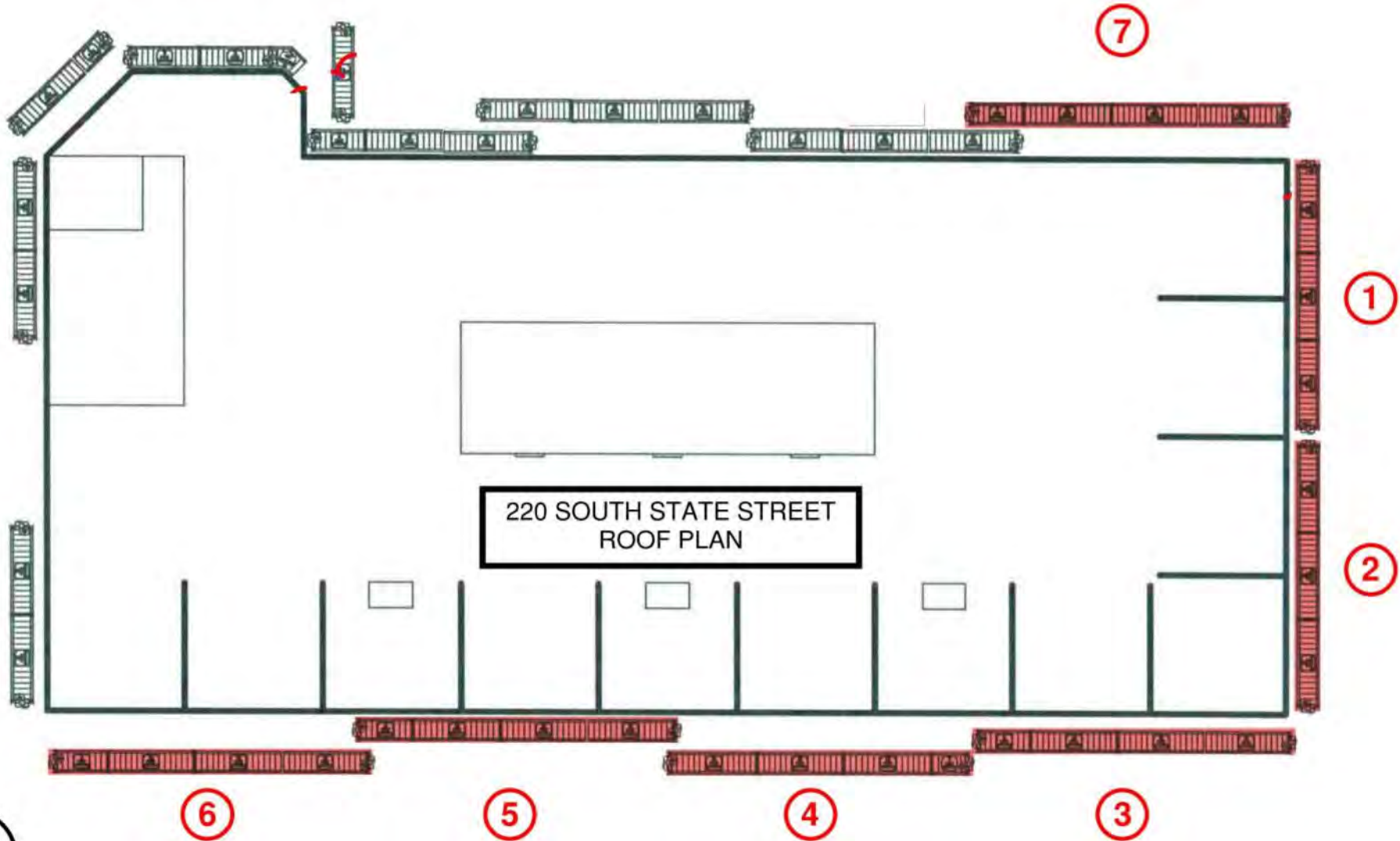
SUBJECT: 2020 TEMPORARY STABILIZATION RPR

REFERENCE: C20178.00

BY: TT

DATE: 11/13/2020

LEGEND-01



220 SOUTH STATE STREET
ROOF PLAN

DRAWING MUST BE REVIEWED IN COLOR

Thornton Tomasetti
BY: GH DATE: 08/12/2020

PROJECT: 2020 CRITICAL EXAMINATION, 220 AND 220 SOUTH STATE STREET
SUBJECT: PROPOSED DROP PLAN
REFERENCE:

SSK-001



Photo 1: New tapcons to secure cap
+ seal terracotta



Photo 2: New tapcons to secure cap
+ seal terracotta



Photo 3: New tapcons to secure cap
+ seal terracotta



Photo 4: Seal



Photo 5: Seal



Photo 6: Seal



Photo 7: Seal



Photo 8: Seal



Photo 9: Seal



Photo 10: R/S



Photo 11: R/S



Photo 12: R/S



Photo 13: R/S



Photo 14: R/S



Photo 15: R/S



Photo 16: R/S



Photo 17: R/S



Photo 18: R/S



Photo 19: R/S



Photo 20: R/S



Photo 21: Remove loose + seal



Photo 22: Remove loose + seal



Photo 23: Seal



Photo 24: Seal



Photo 25: Seal



Photo 26: Replace wood



Photo 27: Seal



Photo 28: Seal

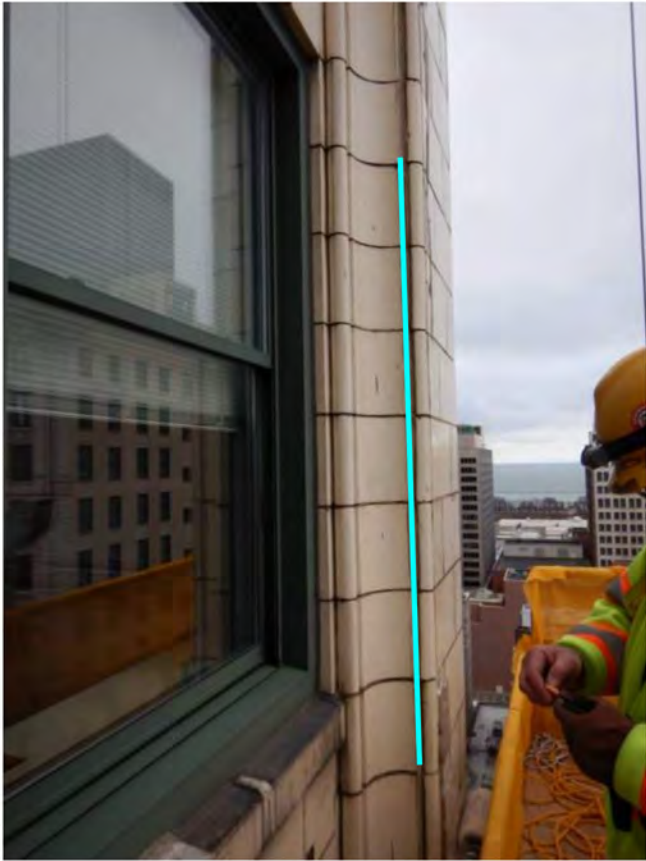


Photo 29: TP



Photo 30: R/S



Photo 31: Replace wood



Photo 32: Replace wood



Photo 33: Remove loose + seal



Photo 34: Seal



Photo 35: R/S



Photo 36: R/S



Photo 37: Remove loose + seal



Photo 38: R/S



Photo 39: R/S



Photo 40: R/S



Photo 41: R/S



Photo 42: R/S



Photo 43: R/S



Photo 44: R/S

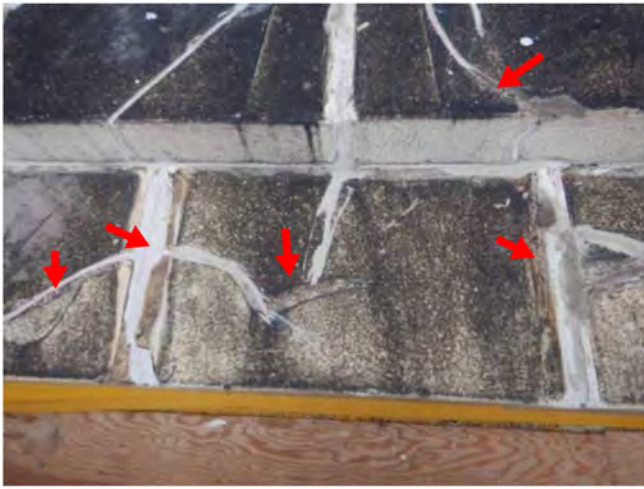


Photo 45: R/S



Photo 46: R/S



Photo 47: R/S



Photo 48: R/S



Photo 49: R/S



Photo 50: R/S



Photo 51: R/S



Photo 52: R/S



Photo 53: R/S



Photo 54: R/S



Photo 55: R/S



Photo 56: Seal



Photo 57: R/S + TP



Photo 58: Seal



Photo 59: Remove loose + seal



Photo 60: Replace wood



Photo 61: R/S



Photo 62: R/S



Photo 63: Seal



Photo 64: R/S



Photo 65: Seal



Photo 66: R/S



Photo 67: Seal



Photo 68: R/S



Photo 69: R/S



Photo 70: Seal



Photo 71: R/S

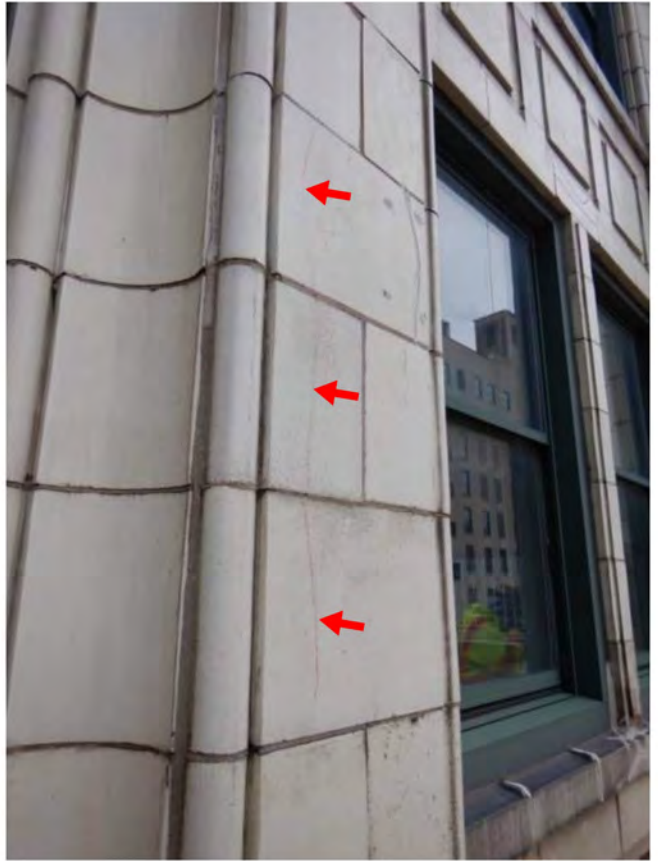


Photo 72: R/S



Photo 73: R/S



Photo 74: R/S



Photo 75: R/S



Photo 76: Remove loose + install plywood



Photo 77: Seal

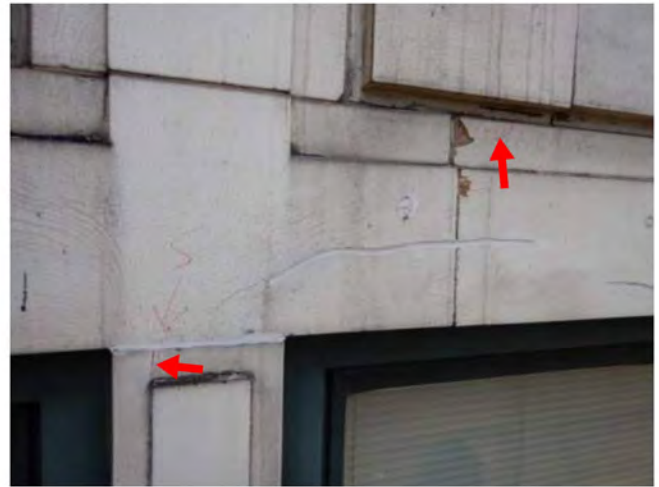


Photo 78: Remove loose + seal



Photo 79: R/S



Photo 80: R/S

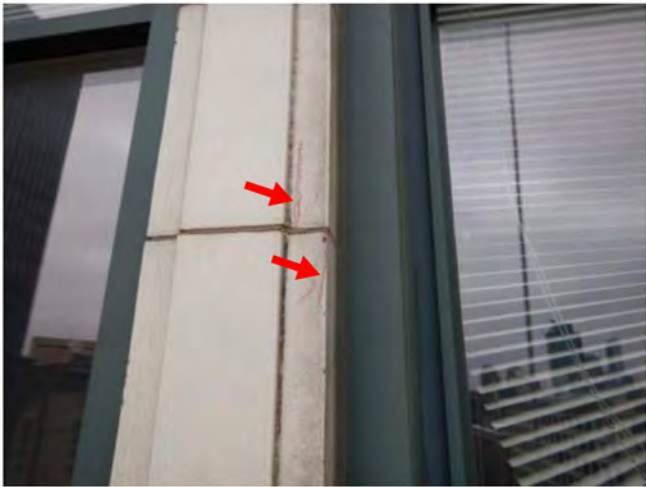


Photo 81: Seal



Photo 82: R/S



Photo 83: Remove loose + seal



Photo 84: Remove loose + seal



Photo 85: R/S

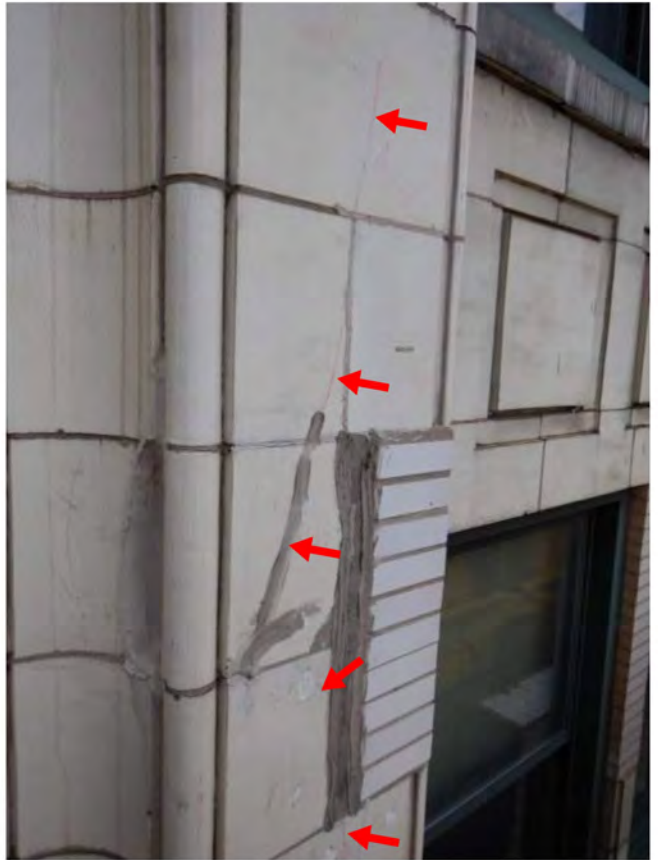


Photo 86: R/S

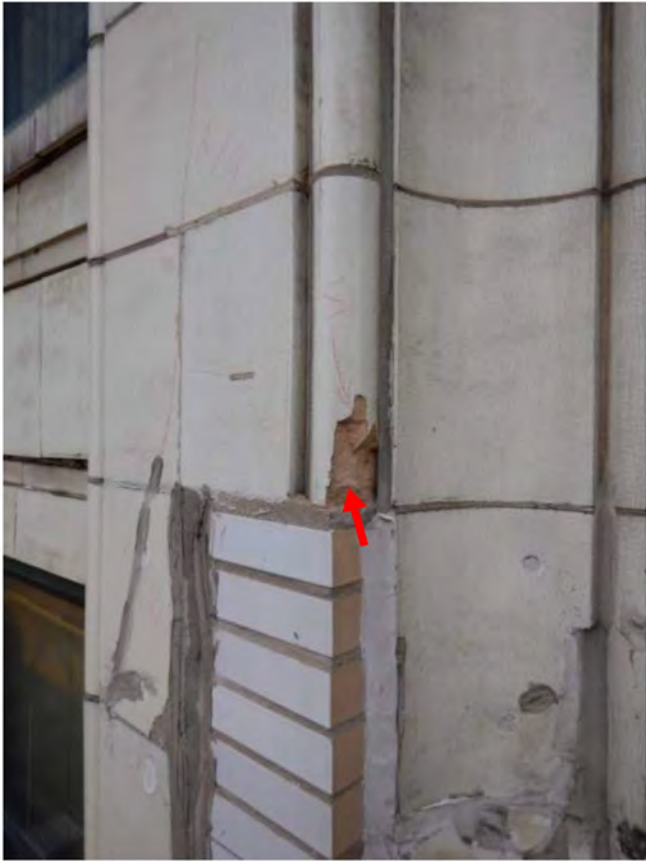


Photo 87: Seal



Photo 88: Seal



Photo 89: TP

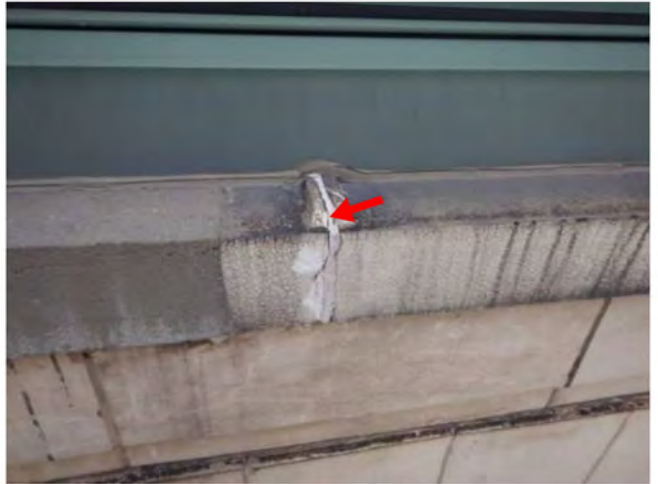


Photo 90: Seal



Photo 91: Seal



Photo 92: Remove loose + seal



Photo 93: R/S



Photo 94: R/S



Photo 95: TP



Photo 96: R/S



Photo 97: R/S



Photo 98: Seal



Photo 99: Seal



Photo 100: R/S



Photo 101: R/S



Photo 102: R/S



Photo 103: R/S



Photo 104: Remove loose + seal



Photo 105: R/S

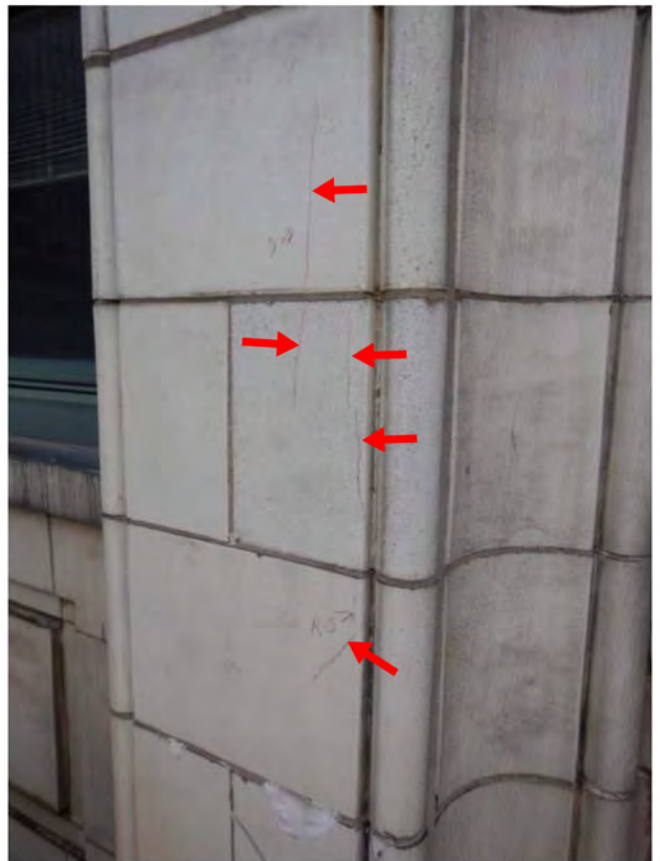


Photo 106: R/S



Photo 107: Remove loose + seal + Replace wood



Photo 108: R/S



Photo 109: R/S



Photo 110: R/S

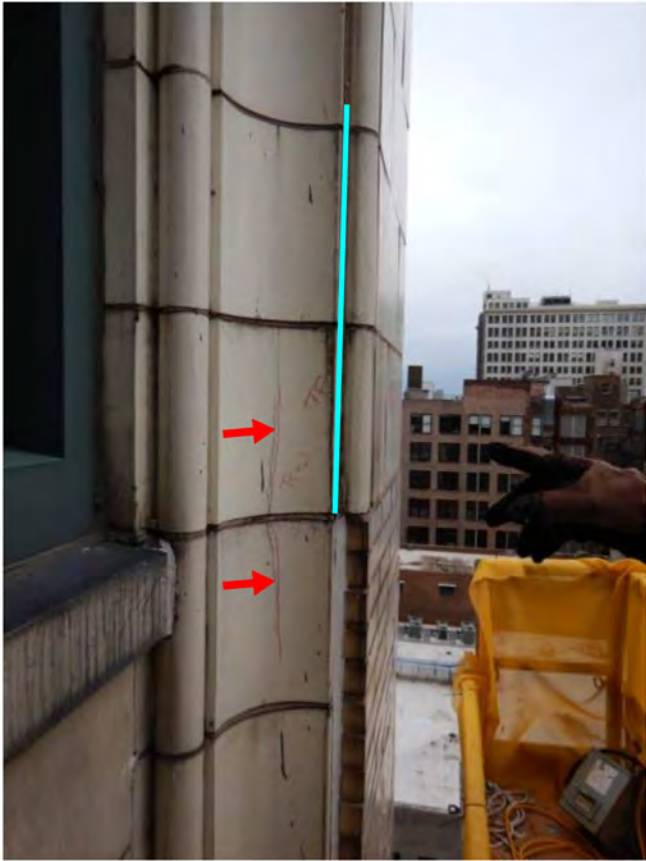


Photo 111: TP+R/S

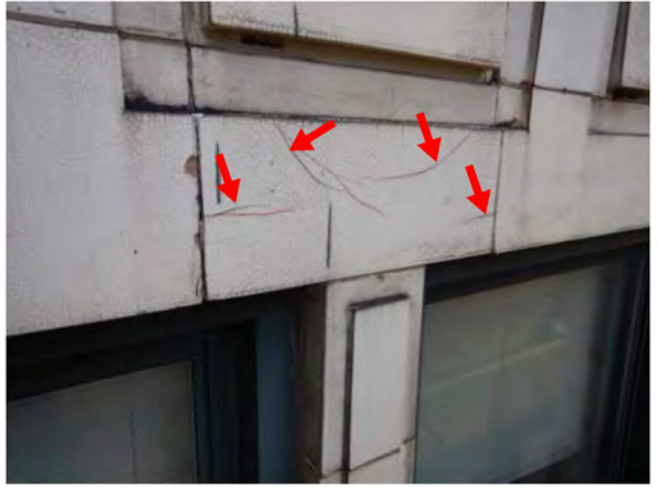


Photo 112: R/S



Photo 113: Seal



Photo 114: Seal



Photo 115: Remove loose + seal



Photo 116: TP+R/S



Photo 117: R/S



Photo 118: Seal

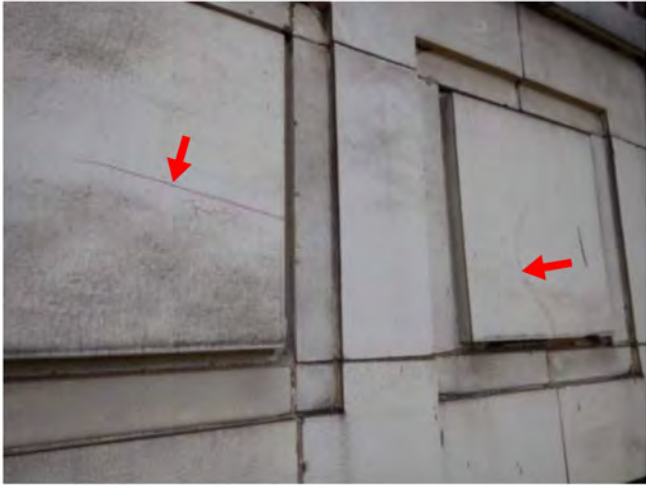


Photo 119: R/S



Photo 120: R/S



Photo 121: Seal



Photo 122: Seal



Photo 123: R/S



Photo 124: R/S



Photo 125: R/S

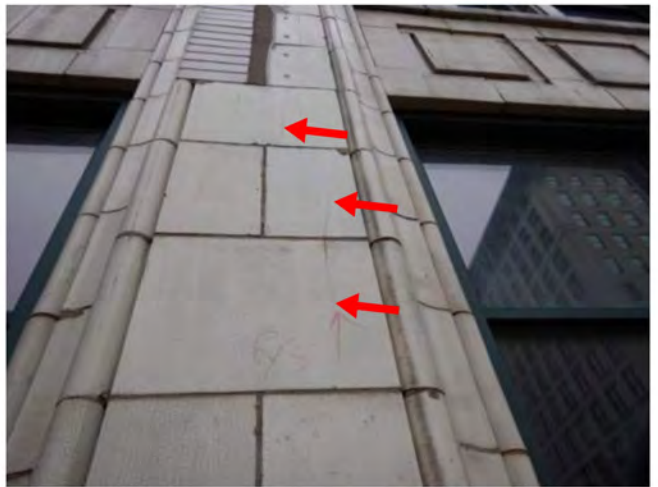


Photo 126: R/S



Photo 127: Seal



Photo 128: Remove loose + seal



Photo 129: TP



Photo 130: Seal



Photo 131: R/S



Photo 132: Seal



Photo 133: TP



Photo 134: R/S



Photo 135: R/S



Photo 136: R/S



Photo 137: R/S



Photo 138: R/S



Photo 139: Remove loose + seal



Photo 140: R/S



Photo 141: R/S



Photo 142: R/S



Photo 143: R/S

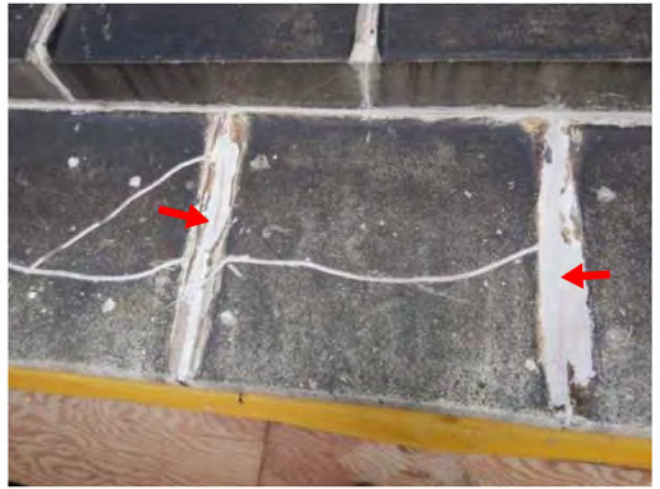


Photo 144: R/S



Photo 145: R/S



Photo 146: R/S



Photo 147: R/S



Photo 148: R/S

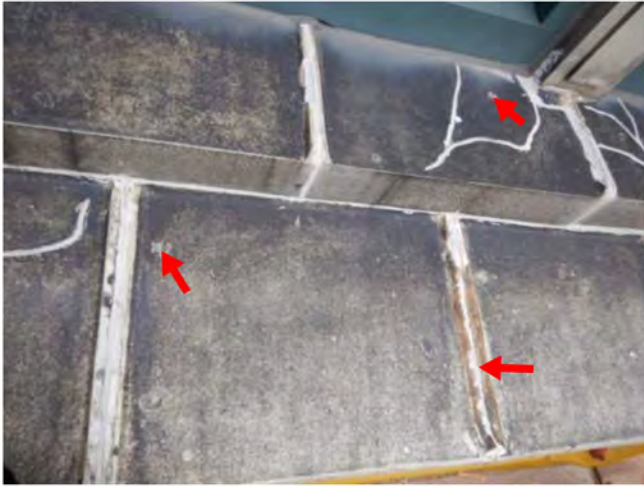


Photo 149: R/S

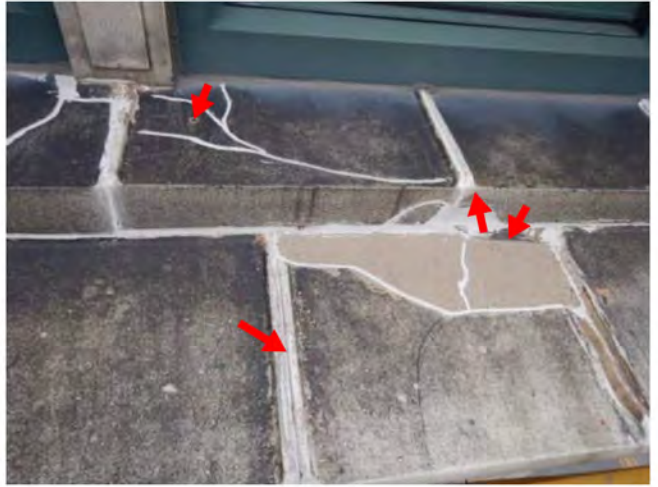


Photo 150: R/S



Photo 151: R/S



Photo 152: R/S



Photo 153: R/S

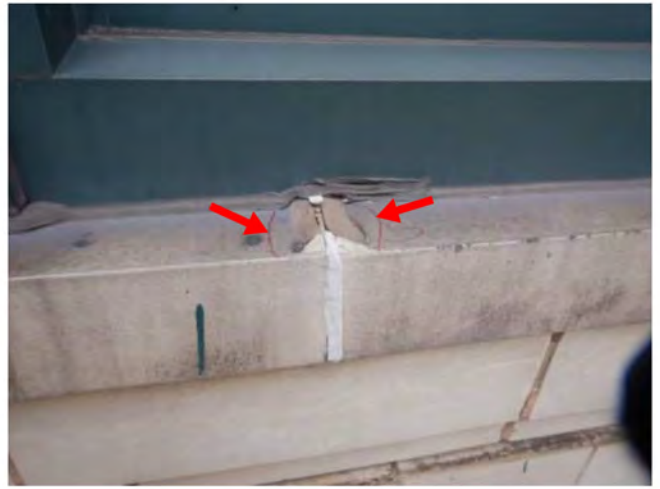


Photo 154: Seal



Photo 155: R/S



Photo 156: R/S



Photo 157: Seal



Photo 158: Seal



Photo 159: Seal



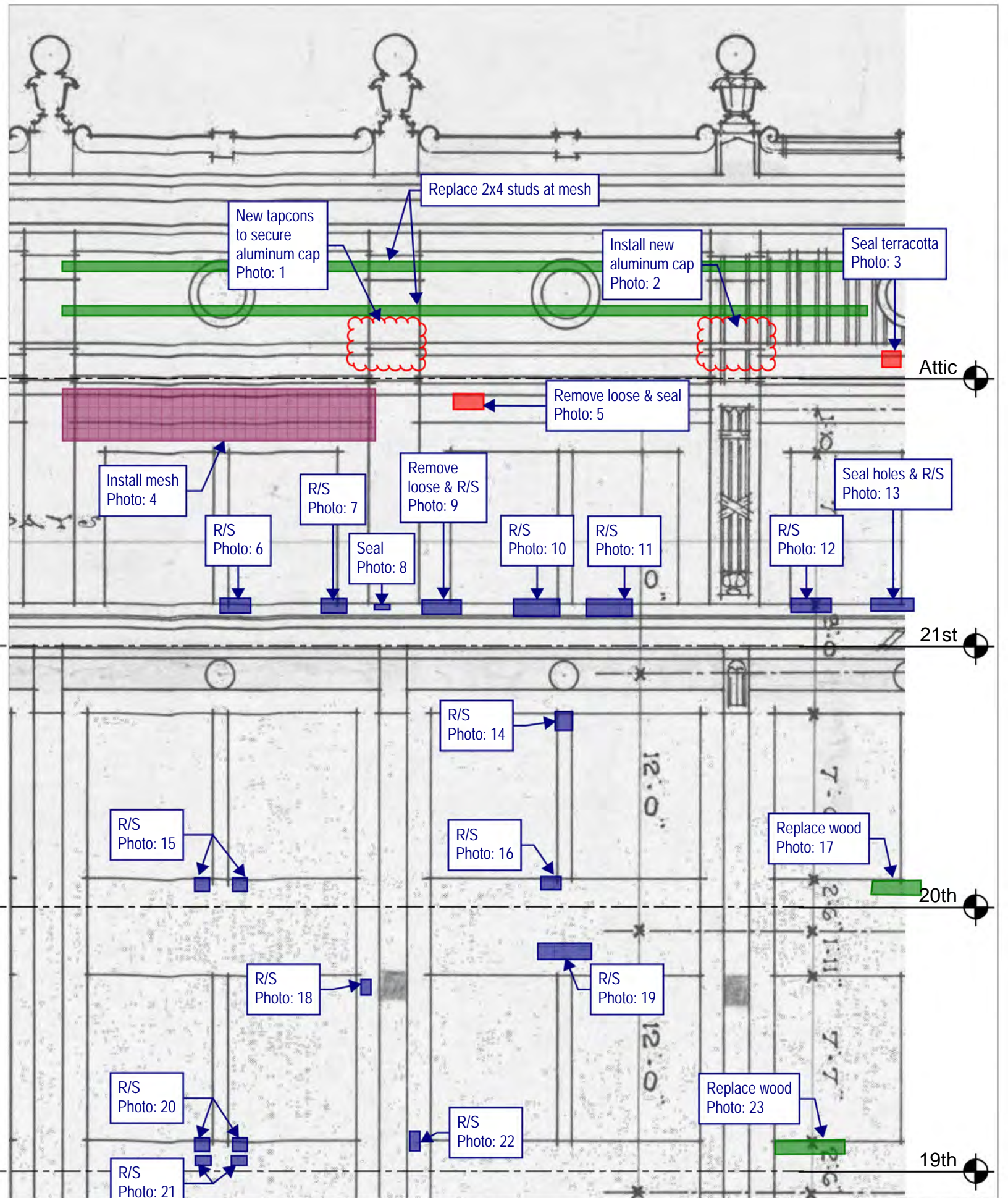
Photo 160: R/S



Photo 161: R/S



Photo 162: R/S



Thornton Tomasetti
 Thornton Tomasetti, Inc.
 330 N. Wabash Avenue, Suite 1500
 Chicago, IL 60611-7822
 T: 312.596.2000 F: 312.596.2001

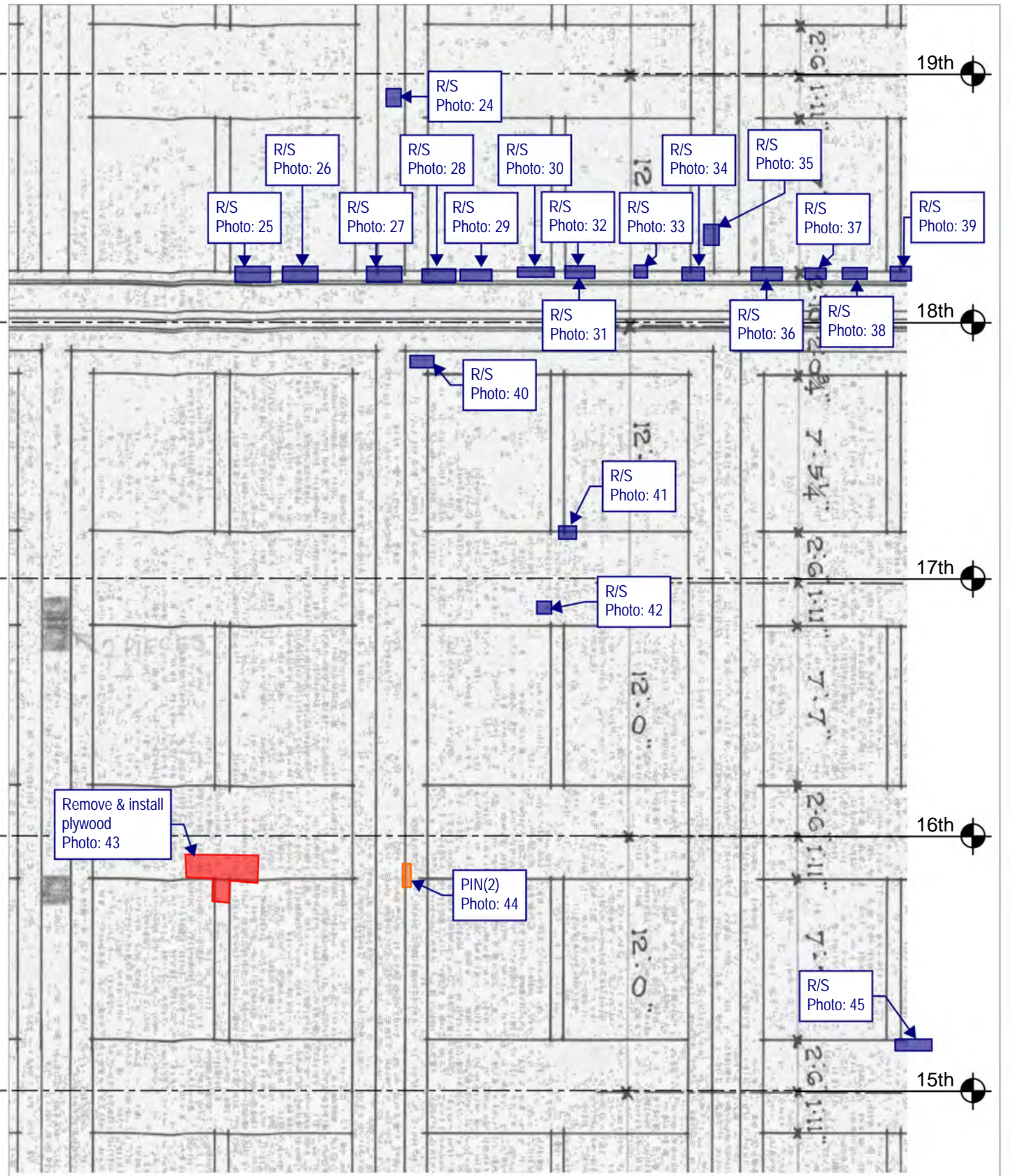
**220 SOUTH STATE STREET
 CHICAGO, IL**

2020 TEMPORARY STABILIZATION REPAIRS
 PROJECT: C20178 DATE: SCALE: N.T.S.

No.1	DROP 4 - SOUTH ELEVATION
No.2	
No.3	
No.4	
No.5	

DRAWING No.

S-13



Remove & install
plywood
Photo: 43



PIN(2)
Photo: 44



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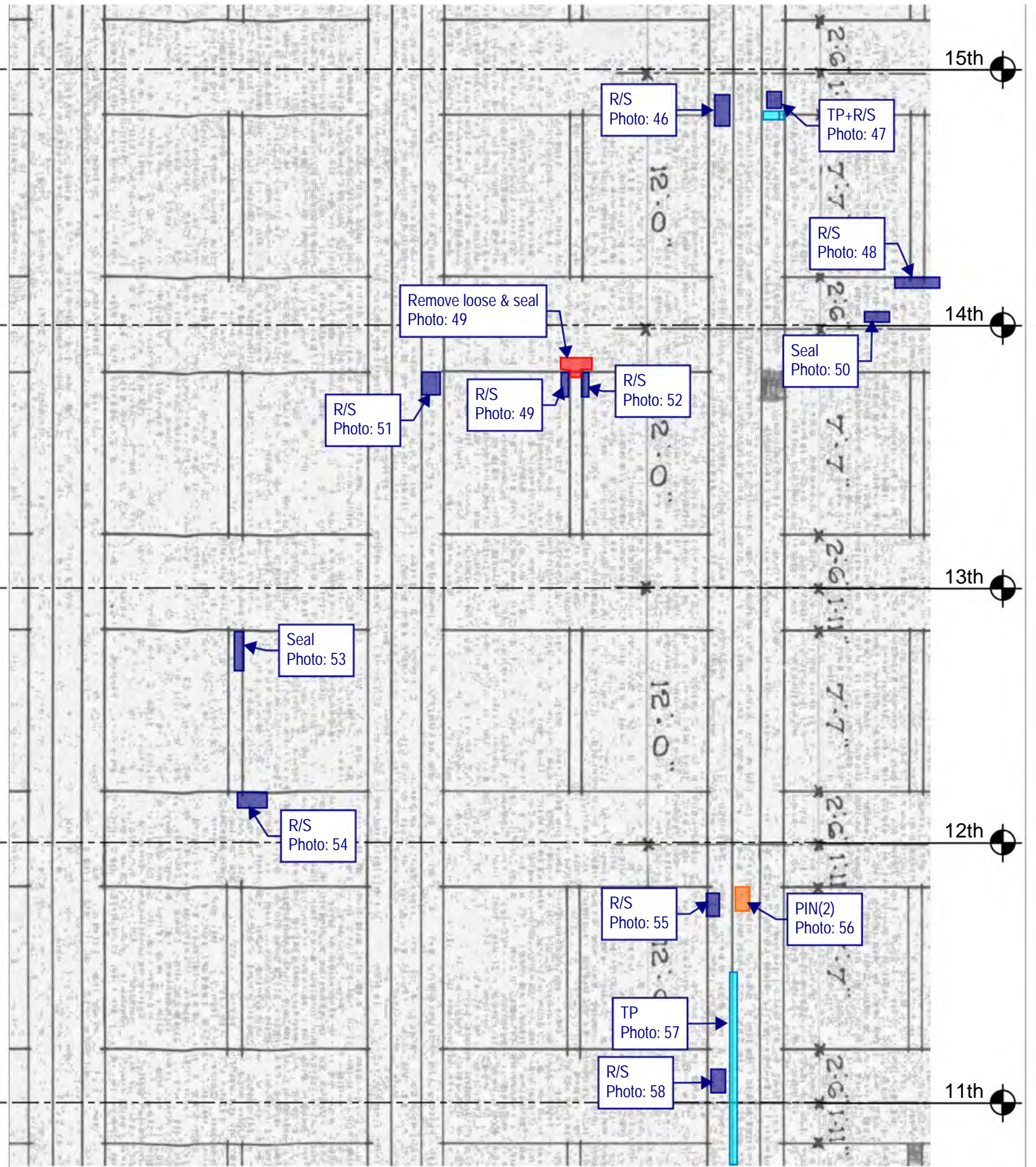
**220 SOUTH STATE STREET
CHICAGO, IL**

2020 CRITICAL INSPECTION
PROJECT: C20178 DATE: SCALE: N.T.S.

No.1	DROP 4 - SOUTH ELEVATION
No.2	
No.3	
No.4	
No.5	

DRAWING No.

S-14



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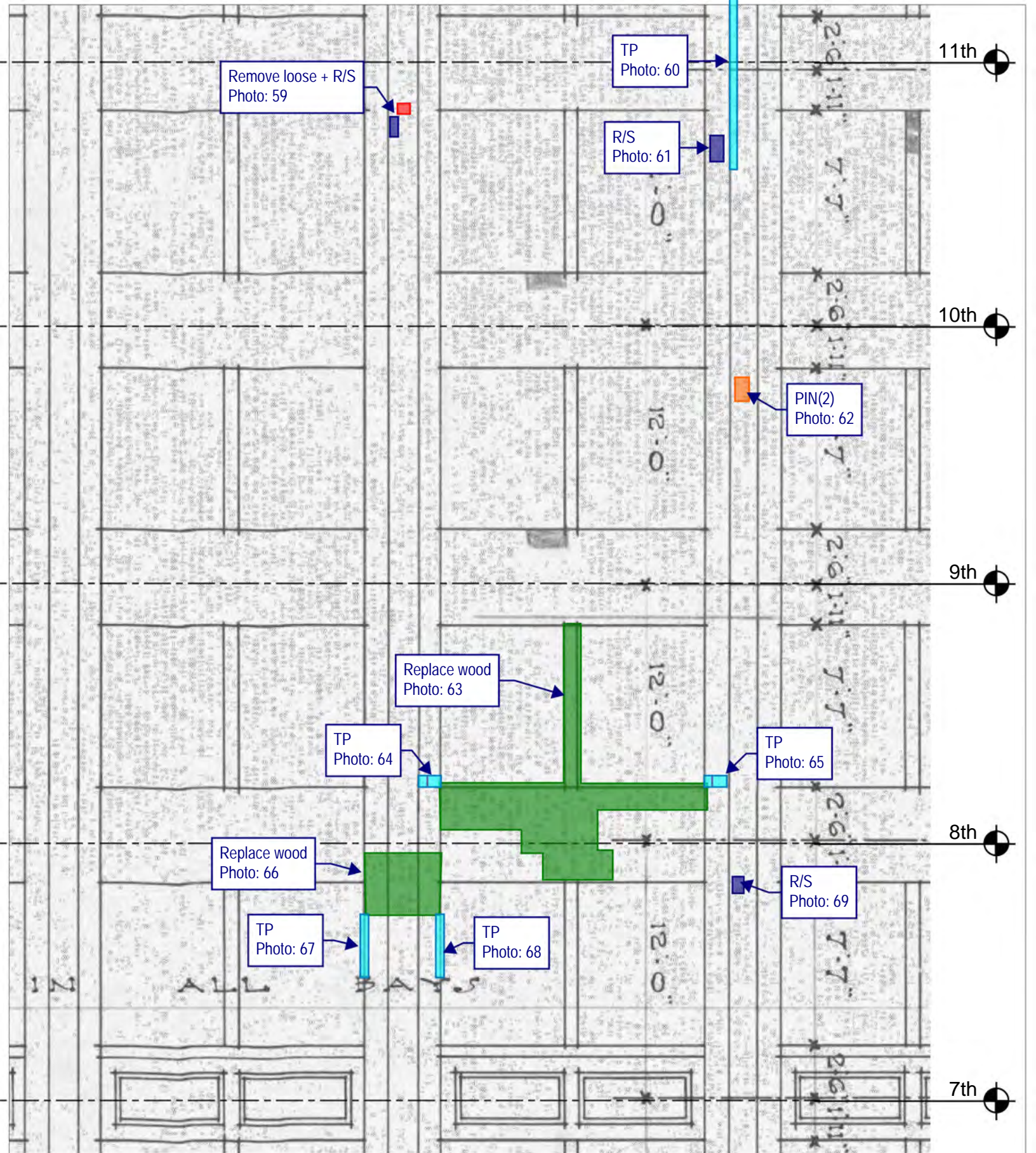
**220 SOUTH STATE STREET
 CHICAGO, IL**

2020 CRITICAL INSPECTION
 PROJECT: C20178 DATE: SCALE: N.T.S.

No.1	DROP 4 - SOUTH ELEVATION
No.2	
No.3	
No.4	
No.5	

DRAWING No.

S-15



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**220 SOUTH STATE STREET
 CHICAGO, IL**

2020 CRITICAL INSPECTION

PROJECT: C20178 DATE:

SCALE: N.T.S.

No.1 DROP 4 - SOUTH ELEVATION

No.2

No.3

No.4

No.5

DRAWING No.

S-16

IN ALL BAYS

7th

6th

5th

4th

R/S
Photo: 70

R/S
Photo: 71

R/S
Photo: 72

R/S
Photo: 73

R/S
Photo: 74

R/S
Photo: 75

R/S
Photo: 76

R/S
Photo: 77

R/S
Photo: 78

R/S
Photo: 79

R/S
Photo: 80

R/S
Photo: 81

R/S
Photo: 82

R/S
Photo: 83

R/S
Photo: 84

R/S
Photo: 86

R/S
Photo: 88

R/S
Photo: 87

R/S
Photo: 89

R/S
Photo: 90

R/S
Photo: 91

R/S
Photo: 93

R/S
Photo: 94

R/S
Photo: 85

R/S
Photo: 92

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**220 SOUTH STATE STREET
CHICAGO, IL**

2020 CRITICAL INSPECTION

PROJECT: C20178 DATE:

SCALE: N.T.S.

No.1 DROP 4 - SOUTH ELEVATION

No.2

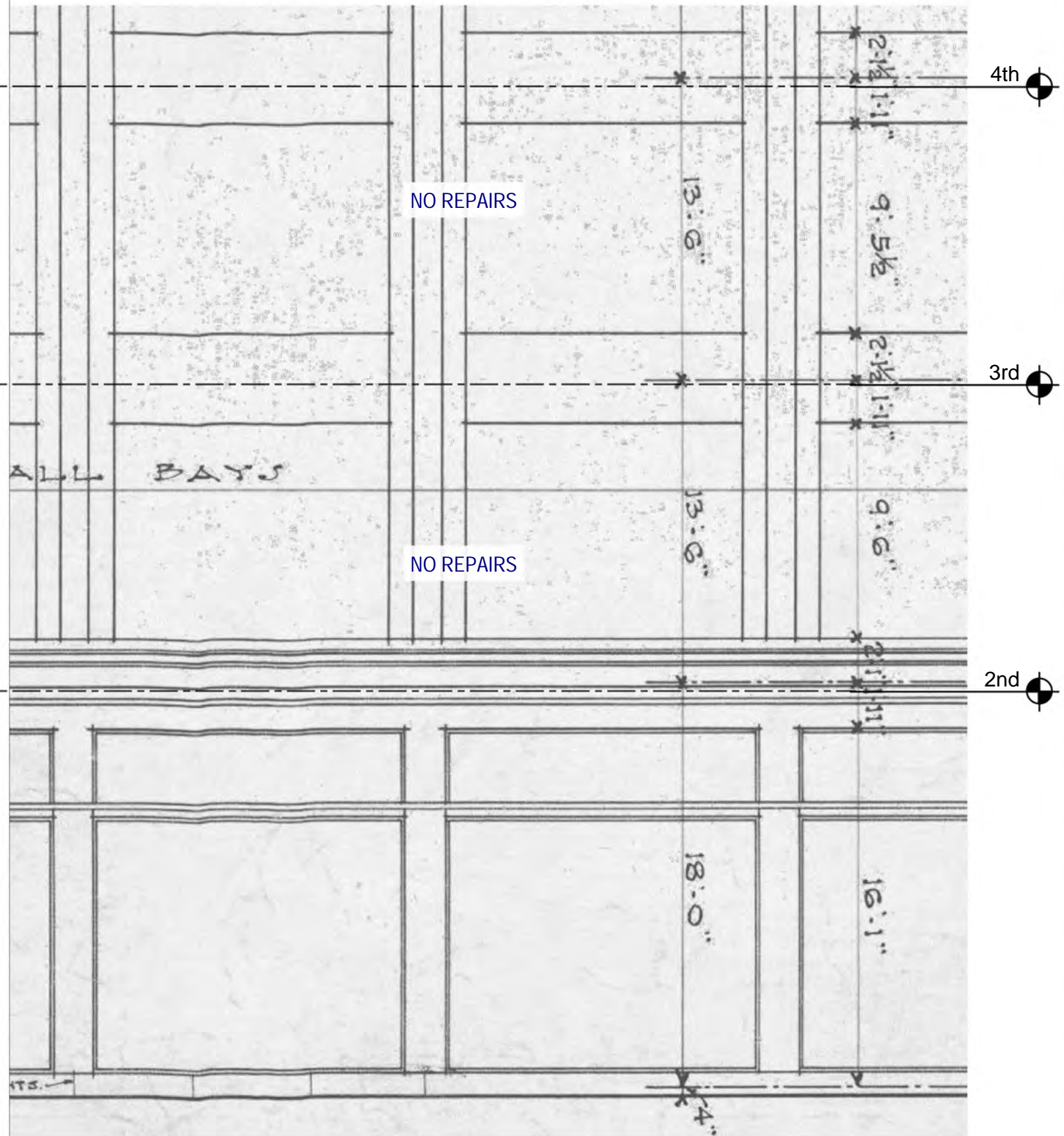
No.3

No.4

No.5

DRAWING No.

S-17



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**220 SOUTH STATE STREET
 CHICAGO, IL**

2020 CRITICAL INSPECTION

PROJECT: C20178 DATE:

SCALE: N.T.S.

No.1 DROP 4 - SOUTH ELEVATION

No.2

No.3

No.4

No.5

DRAWING No.

S-18

TEMPORARY STABILIZATION REPAIR RECOMMENDATION LEGEND



Rout and seal crack(s) with sealant. Color to be selected by GSA.



Remove loose material. Rout and seal associated crack(s), joints, and other exposed material (i.e. terra cotta clay body) with sealant. Color to be selected by GSA.



Remove loose material. Install plywood to cover opening with stainless steel anchors at 16" on center, 3" embedment (minimum) into sound mortar joints or sound masonry only if sound mortar joint is not present. Paint plywood in accordance with GSA specifications. Seal all joints between plywood units and upfacing and vertical joints between masonry and plywood with sealant. Colors to be selected by GSA.



Install 1/4" diameter stainless steel threaded rod, with nut and washer, set in epoxy into sound masonry backup, 3" embedment (minimum) [PIN(#) denotes number of pins]. Rout and seal associated crack(s) and seal pin embedment with sealant. Color to be selected by GSA.



Install stainless steel strap [STRAP(#) denotes number of straps], 1-inch wide stainless steel strap. Install 4 (minimum) 3/16" diameter stainless steel Tapcon anchors per strap, 2.75" long into sound mortar joint or sound masonry only if sound mortar joint is not present. Rout and seal associated crack(s) and seal anchor embedment with sealant. Color to be selected by GSA.



Install stainless steel wire mesh, type 304, 4x4 per inch, 0.047" wire diameter, with 1/4" diameter stainless steel threaded rod, with nut and washer, set in epoxy at 12" on center, 3" embedment (minimum) into sound mortar joints or into wood furring strips anchored with stainless steel 12" on center installed into sound mortar joints.



Replace cracked glass.



Grind and tuckpoint mortar joint.

GENERAL NOTES:

Repair locations shown on elevation are approximate. Refer to photo for actual location. Do not damage adjacent masonry.

Refer to Recommended Temporary Stabilization Repair Products Memorandum #01, dated October 13, 2020, for repair product information.

All work shall be performed in accordance with U.S. Department of the Interior Standards for the Treatment of Historic Properties, Brick Industry Association Technical Notes, and all other current applicable guidelines.

All drawings shall be viewed in color.

Thornton Tomasetti

PROJECT: 202&220 S STATE STREET, CHICAGO, IL

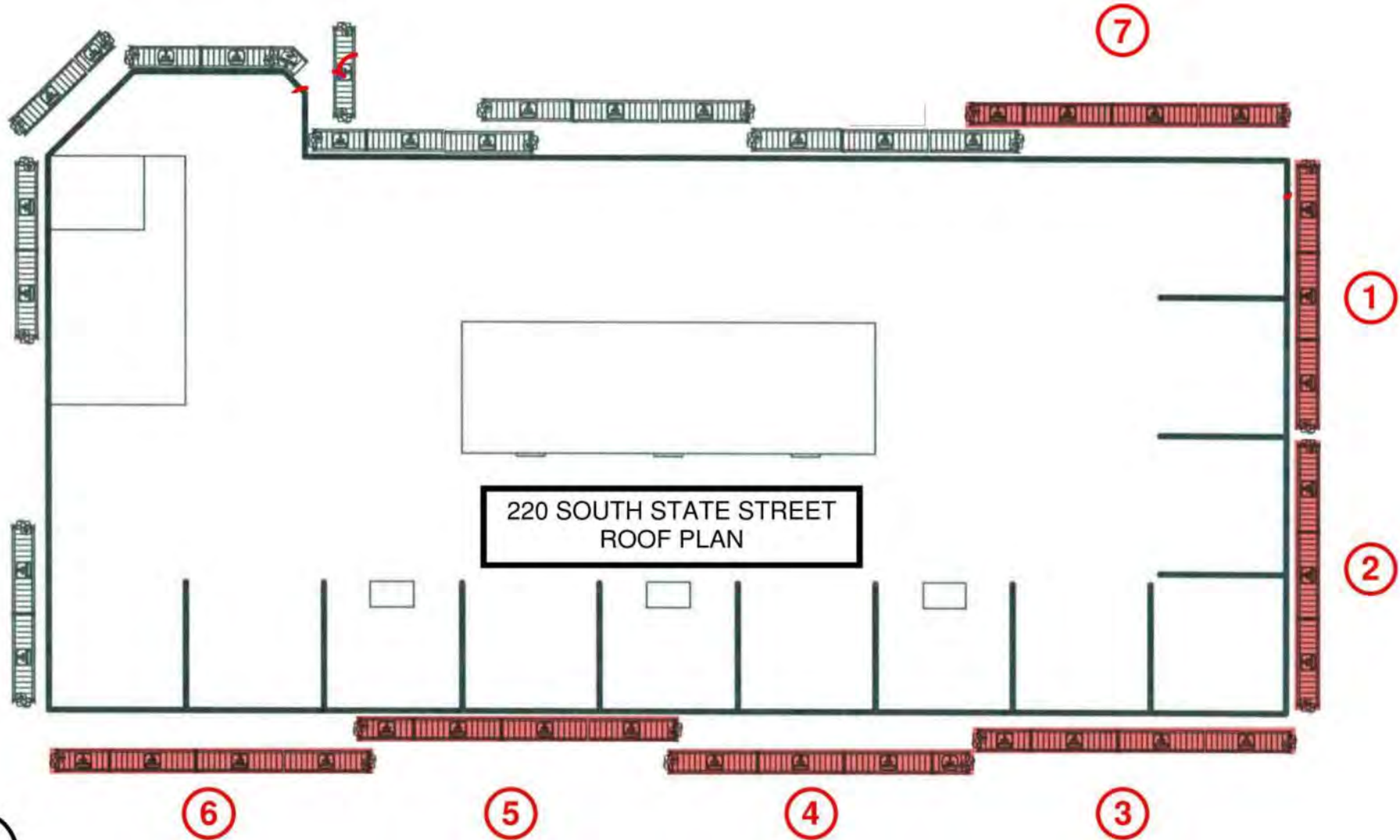
SUBJECT: 2020 TEMPORARY STABILIZATION RPR

REFERENCE: C20178.00

BY: TT

DATE: 11/13/2020

LEGEND-01



DRAWING MUST BE REVIEWED IN COLOR

Thornton Tomasetti

PROJECT: 2020 CRITICAL EXAMINATION, 220 AND 220 SOUTH STATE STREET

SUBJECT: PROPOSED DROP PLAN

REFERENCE:

BY: GH

DATE: 08/12/2020

SSK-001



Photo 1: New tapcons to secure aluminum cap



Photo 2: Install new aluminum cap



Photo 3: Seal terracotta

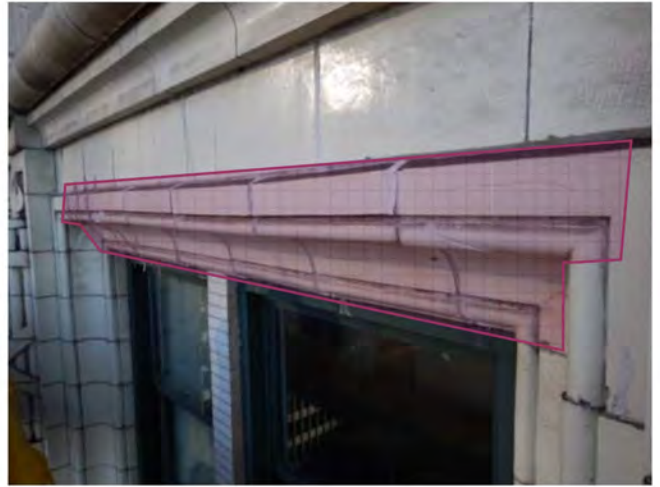


Photo 4: Install mesh



Photo 5: Remove loose & seal

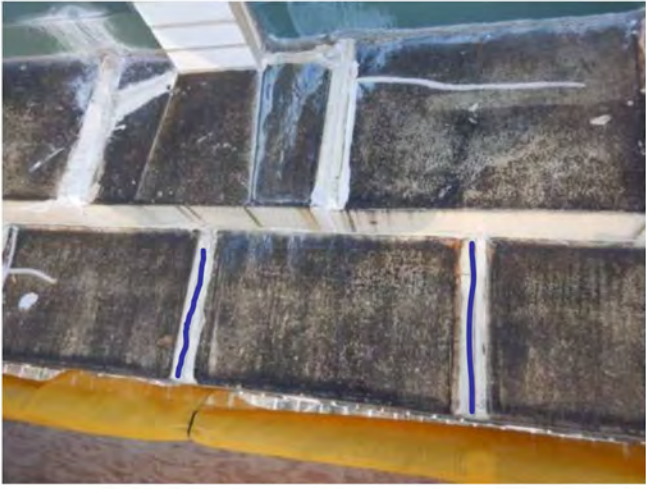


Photo 6: R/S

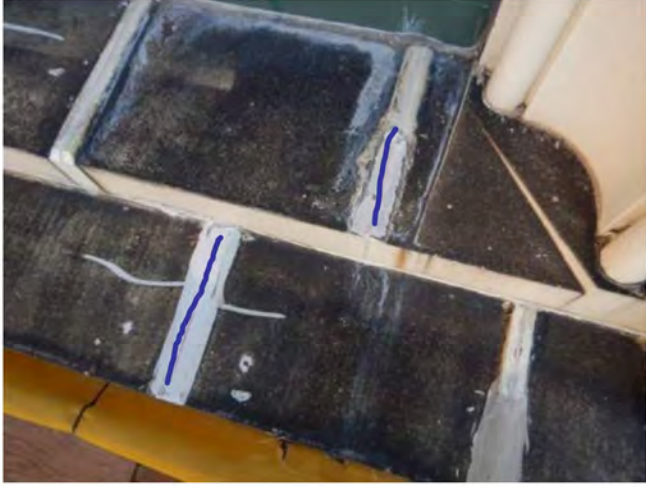


Photo 7: R/S



Photo 8: Seal



Photo 9: Remove loose & R/S



Photo 10: R/S

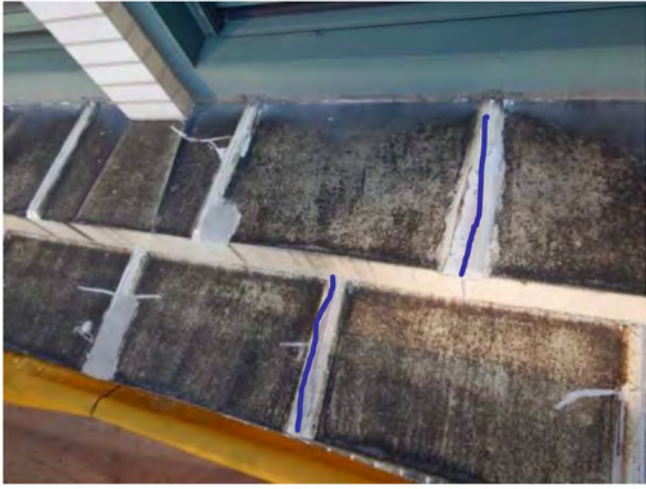


Photo 11: R/S

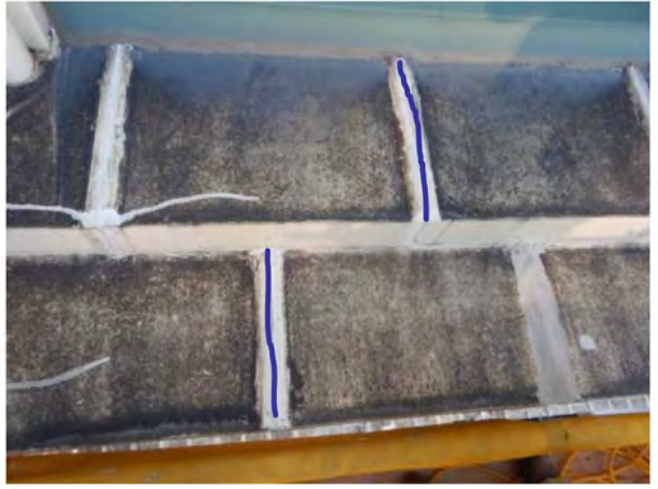


Photo 12: R/S

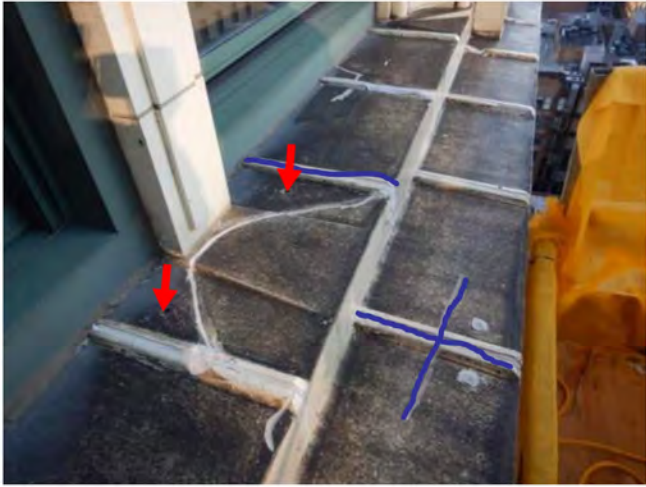


Photo 13: Seal holes & R/S



Photo 14: R/S



Photo 15: R/S



Photo 16: R/S



Photo 17: Replace wood



Photo 18: R/S

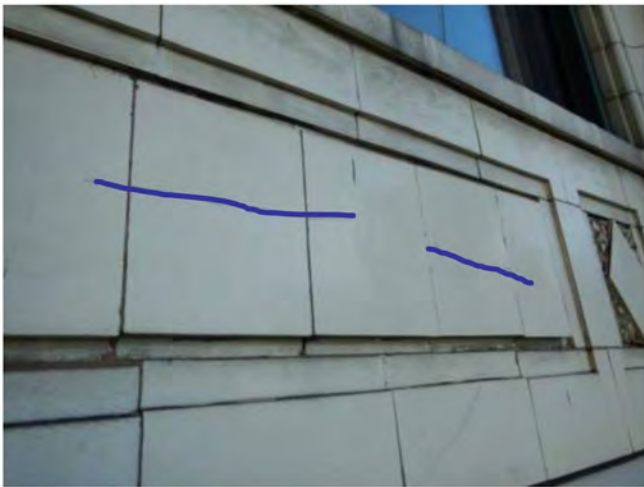


Photo 19: R/S



Photo 20: R/S



Photo 21: R/S



Photo 22: R/S



Photo 23: Replace wood



Photo 24: R/S

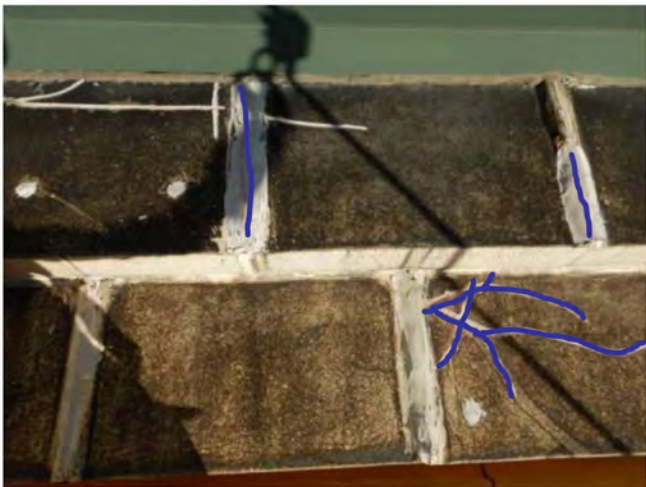


Photo 25: R/S

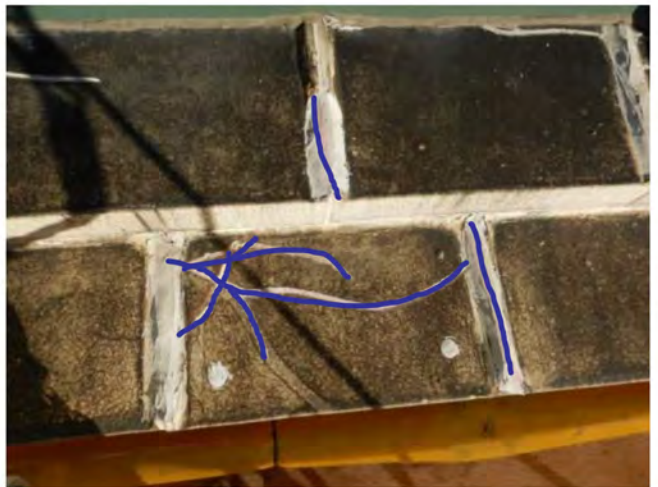


Photo 26: R/S

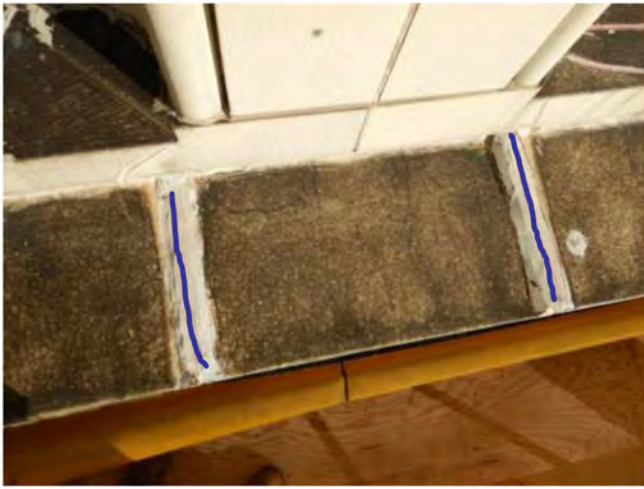


Photo 27: R/S

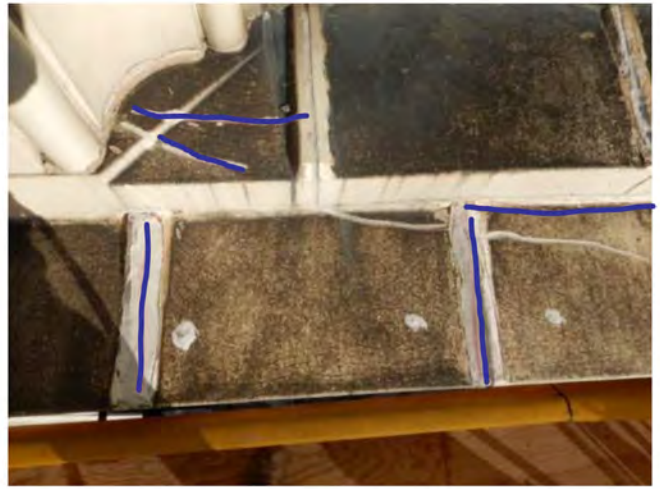


Photo 28: R/S

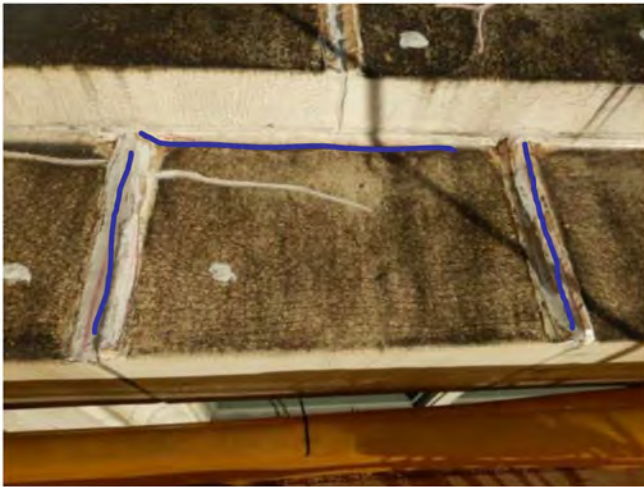


Photo 29: R/S

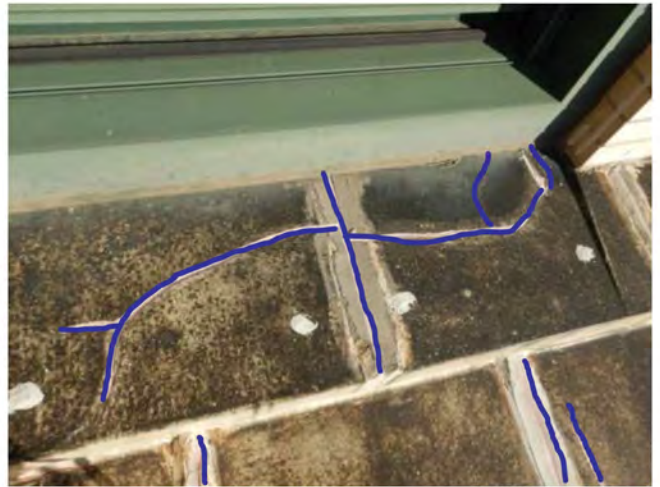


Photo 30: R/S

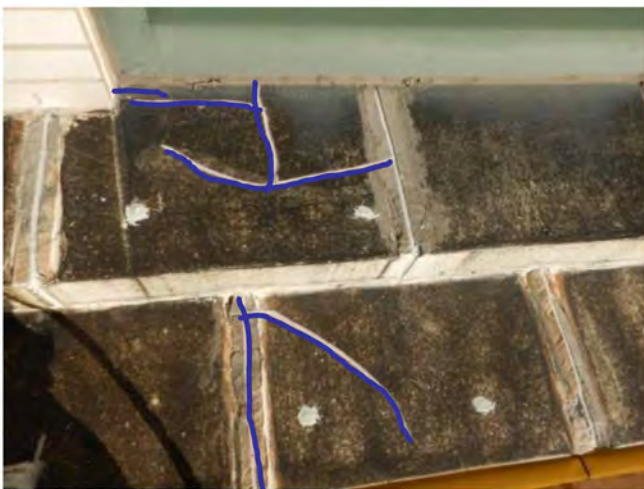


Photo 31: R/S

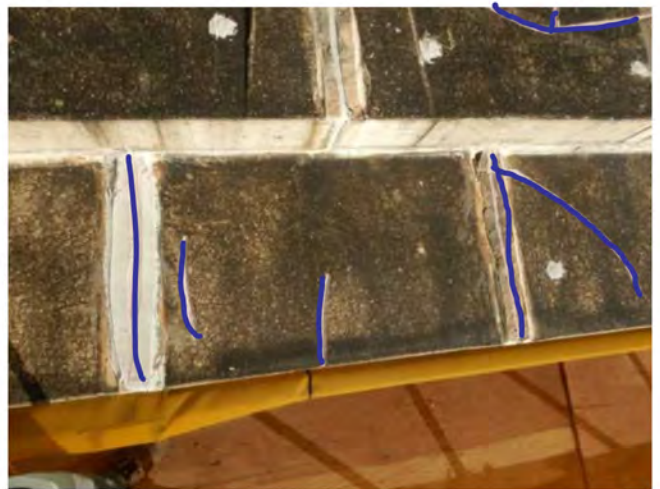


Photo 32: R/S

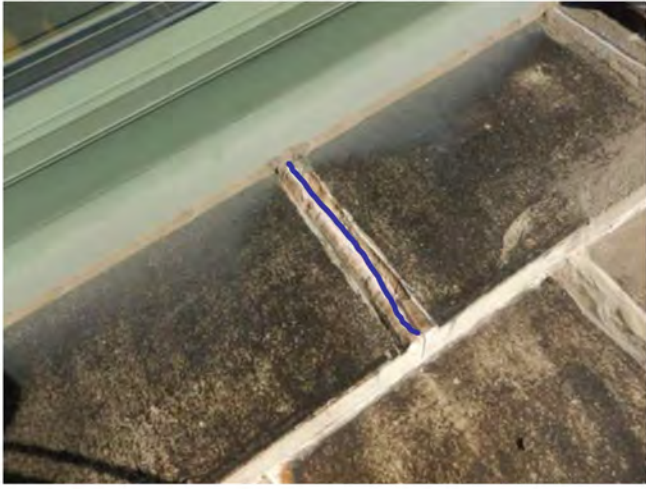


Photo 33: R/S



Photo 34: R/S



Photo 35: R/S

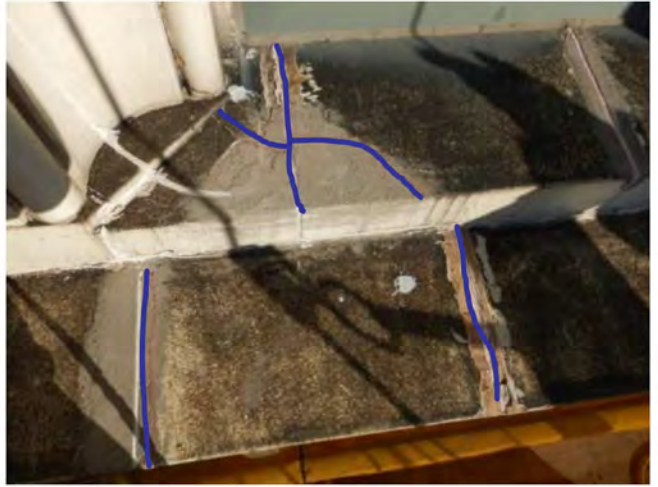


Photo 36: R/S



Photo 37: R/S



Photo 38: R/S



Photo 39: R/S



Photo 40: R/S



Photo 41: R/S



Photo 42: R/S



Photo 43: Remove & install plywood



Photo 44: PIN(2)



Photo 45: R/S



Photo 46: R/S

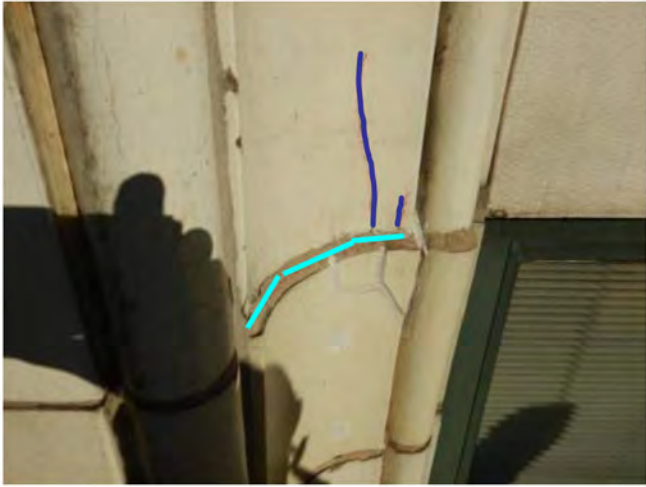


Photo 47: TP + R/S



Photo 48: R/S



Photo 49: Remove loose & seal + R/S



Photo 50: Seal



Photo 51: R/S



Photo 52: R/S



Photo 53: Seal



Photo 54: R/S



Photo 55: R/S



Photo 56: PIN(2)

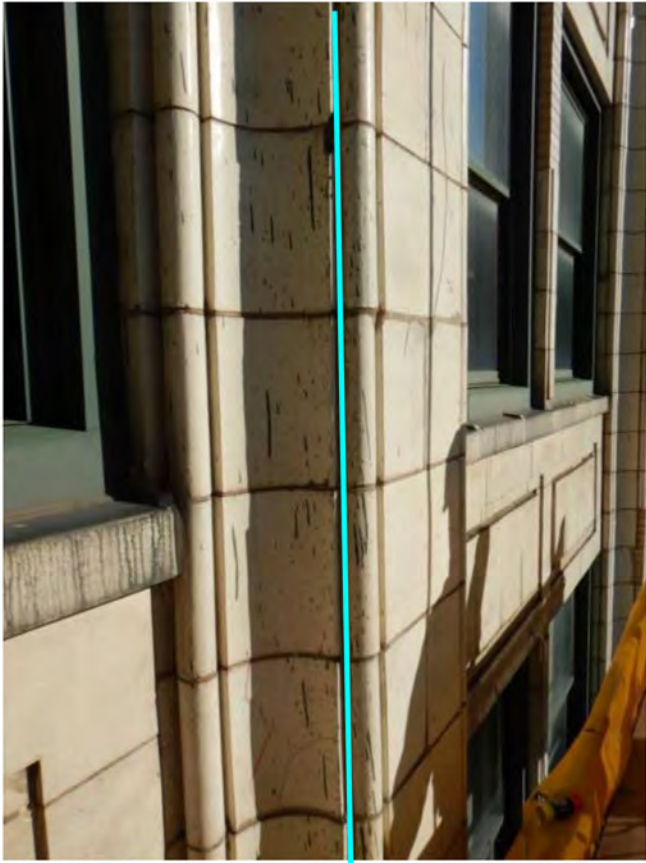


Photo 57: TP



Photo 58: R/S



Photo 59: Remove loose + R/S

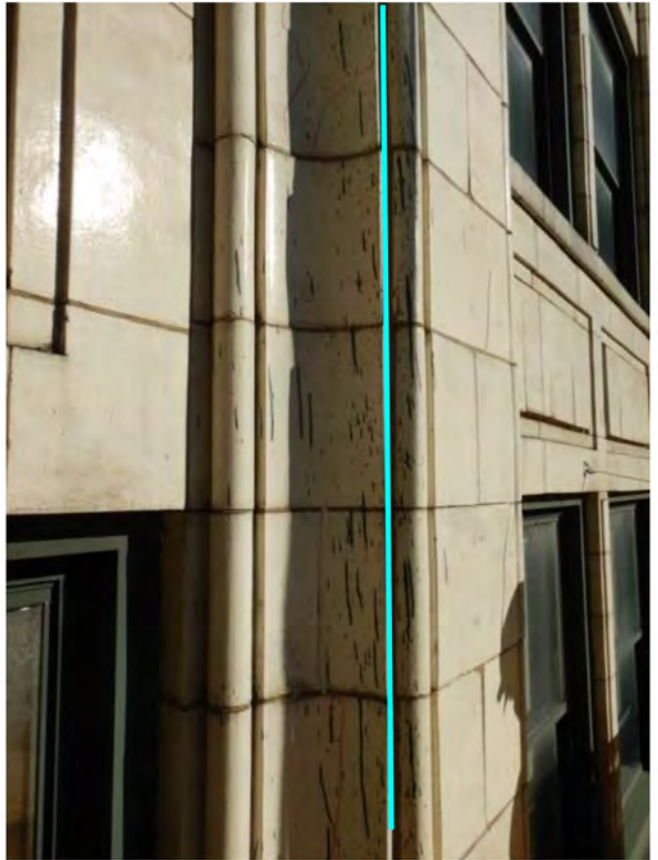


Photo 60: TP



Photo 61: R/S



Photo 62: PIN(2)



Photo 63: Replace wood

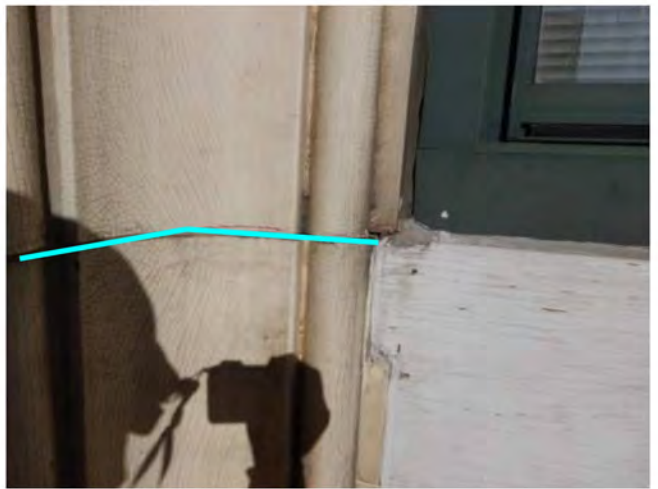


Photo 64: TP



Photo 65: TP

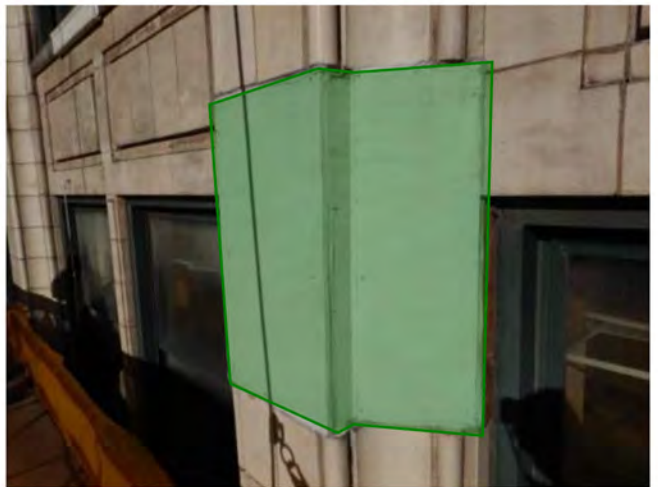


Photo 66: Replace wood

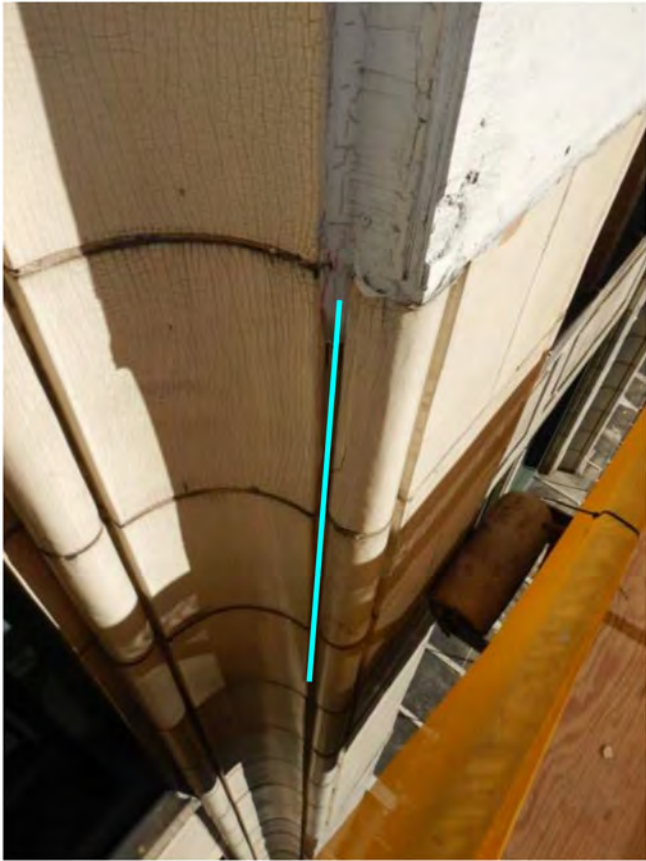


Photo 67: TP

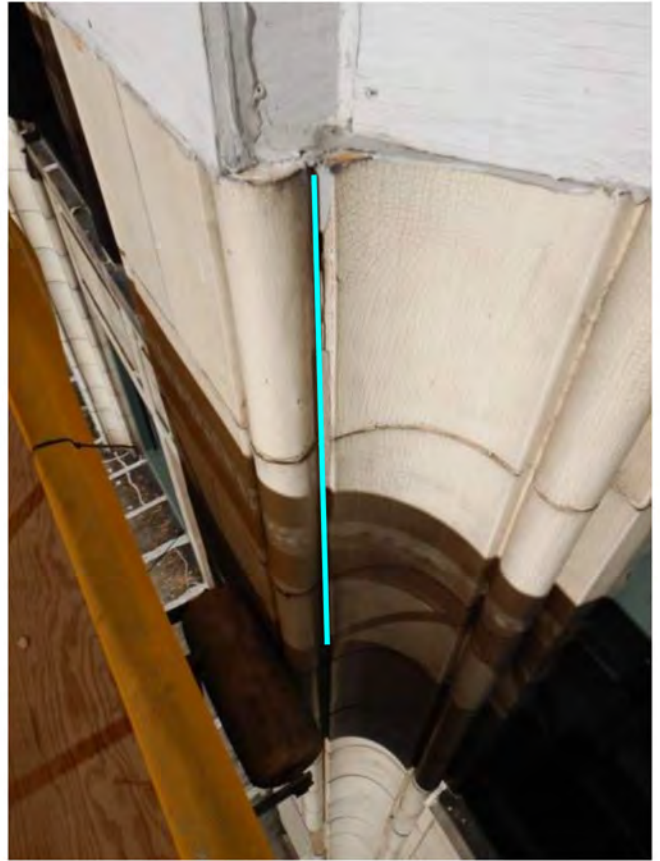


Photo 68: TP



Photo 69: R/S

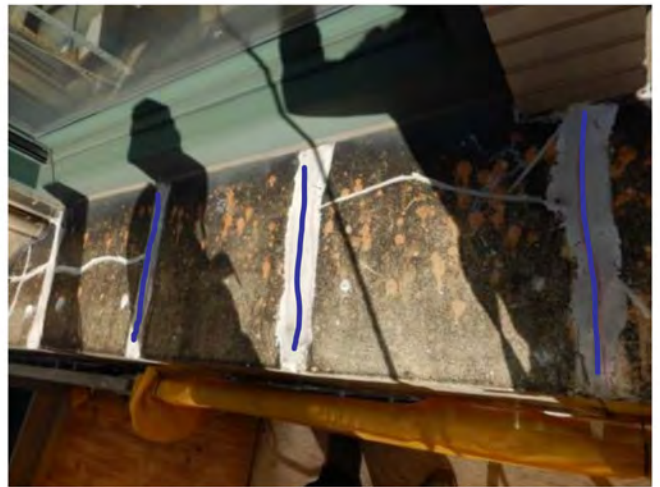


Photo 70: R/S

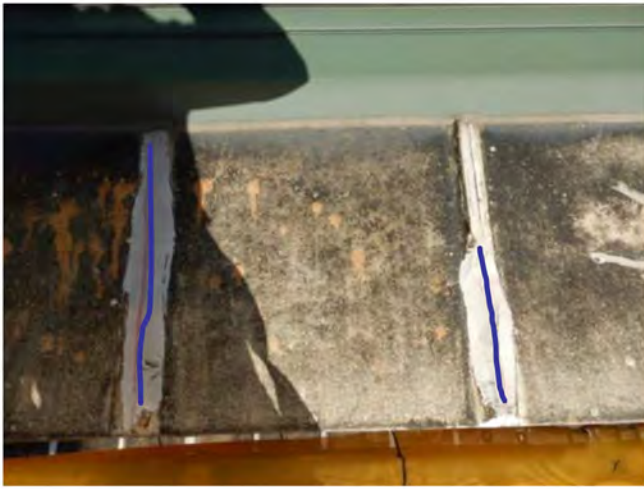


Photo 71: R/S



Photo 72: R/S

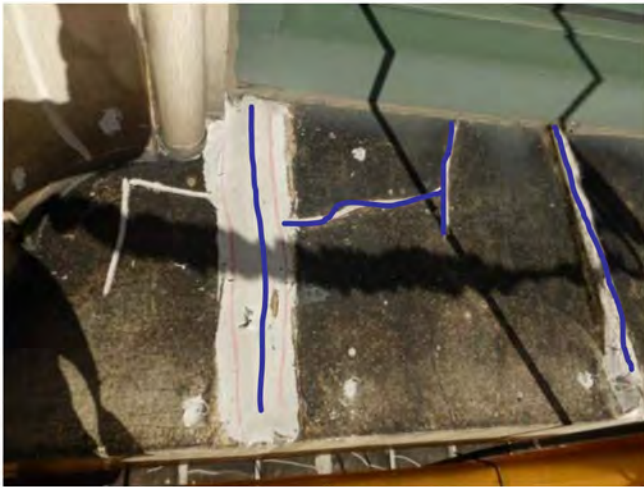


Photo 73: R/S

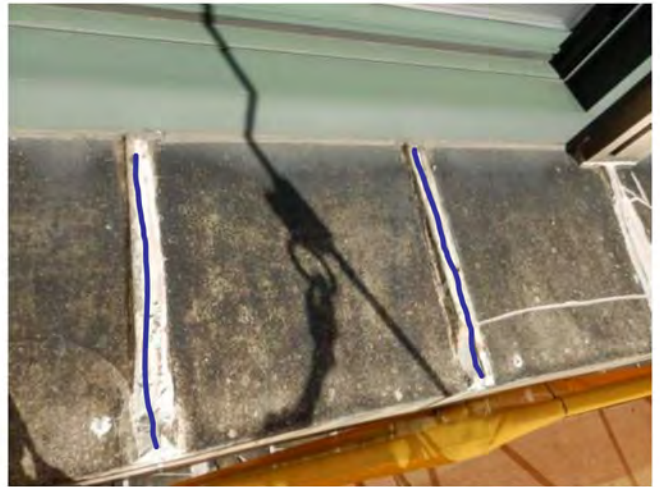


Photo 74: R/S



Photo 75: R/S



Photo 76: R/S

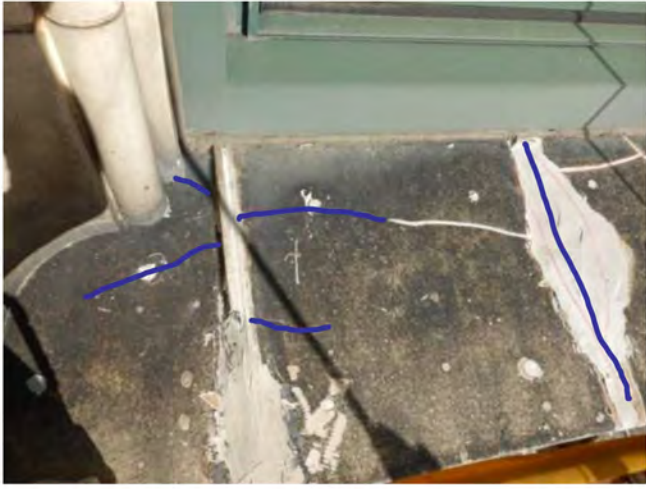


Photo 77: R/S

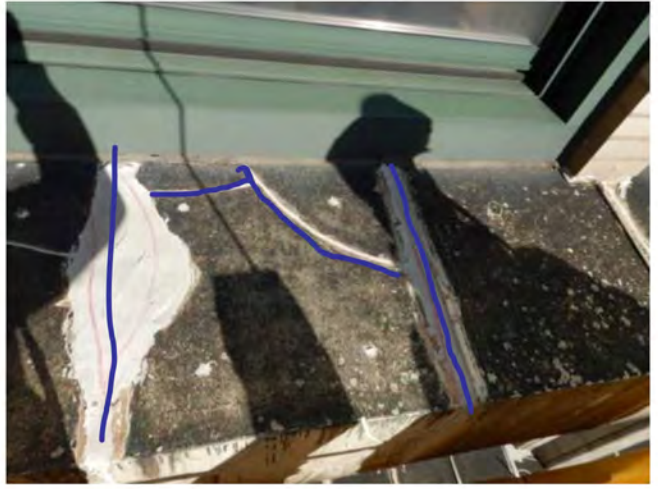


Photo 78: R/S



Photo 79: R/S



Photo 80: R/S



Photo 81: R/S

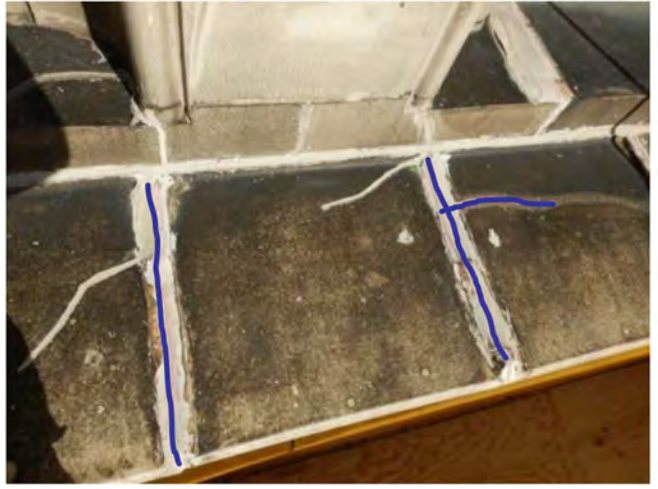


Photo 82: R/S

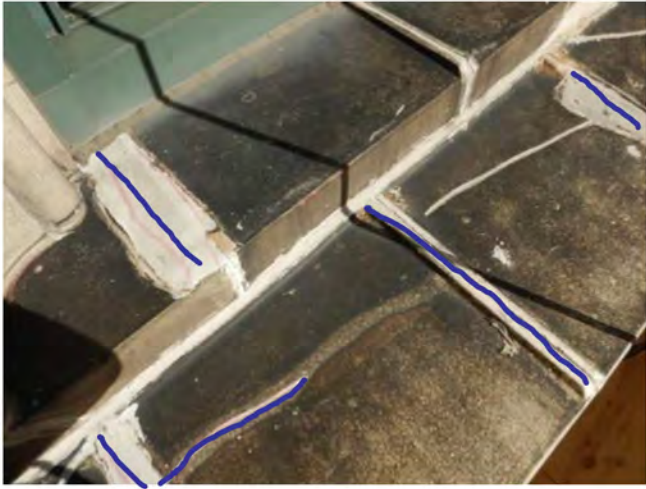


Photo 83: R/S



Photo 84: R/S

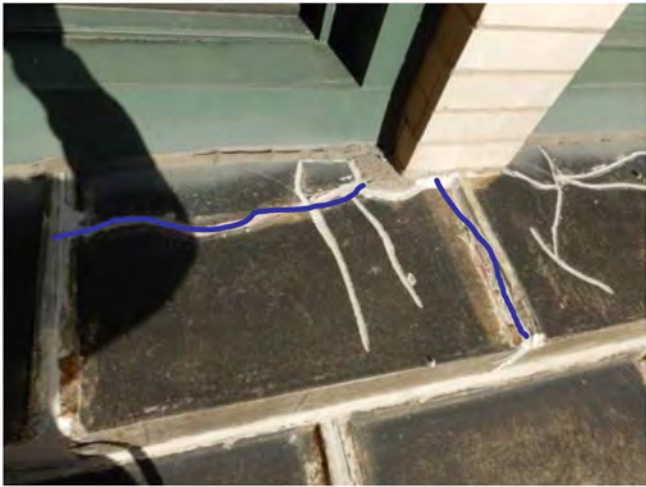


Photo 85: R/S



Photo 86: R/S



Photo 87: R/S



Photo 88: R/S

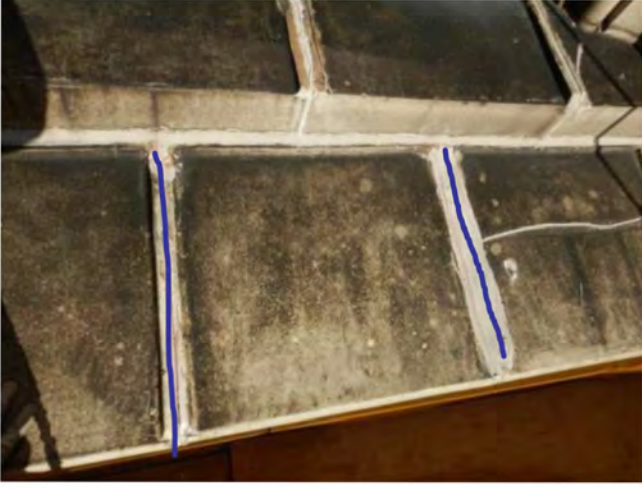


Photo 89: R/S



Photo 90: R/S



Photo 91: R/S

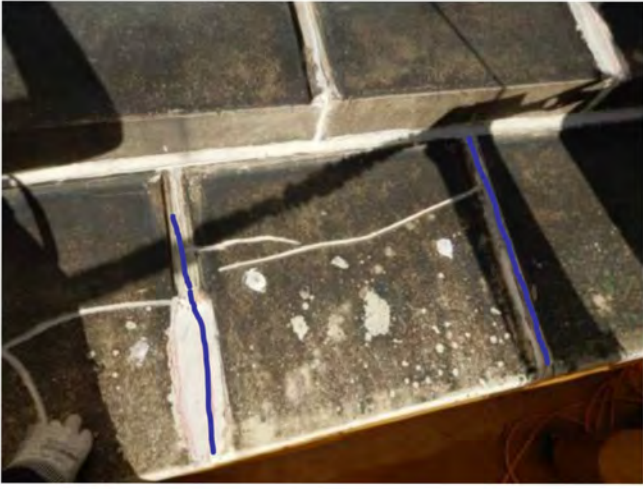


Photo 92: R/S



Photo 93: R/S

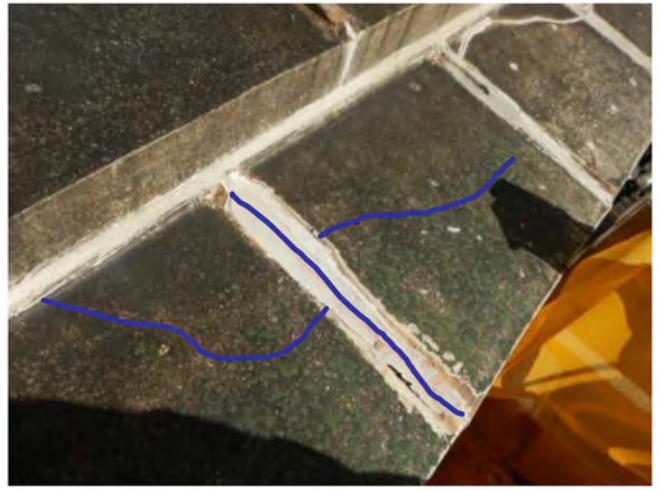


Photo 94: R/S